



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THRU: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: **Request for Authorization of Similar Use
Recreational Vehicle (RV) Sales & Service
C-6, Marine Commercial Zoning District**

DATE: March 31, 2014

STAFF REPORT

Applicant Keith Danks
1109 Fernandina St.
Fort Pierce FL 34949

Requested Action: Authorization of Similar Use

Location: C-6, Marine Commercial Zoning District

Staff Analysis:

In accordance with Section 22-7 of the City Code, the applicant is requesting that the Planning Board authorize the proposed use of Recreational Vehicle (RV) sales and service establishments within the C-6, Marine Commercial zoning district as this particular use is not currently identified within the City Code.

Section 22-7 of the City Code specifies the following:

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.

The applicant is seeking consideration of a conditional use application which proposes to utilize the former St. Lucie Outboard Marine site, located at 657 N 2nd Street, as a commercial site offering the sale and service of boats and recreational vehicles/campers.

The applicant has asserted that the use is most similar to boat sales establishments which are permitted in the C-3, General Commercial, I-1, Light Industrial, I-3, Heavy Industrial, and A-2, Aquatic Development zones, and are eligible for conditional use consideration in the C-4, Central Commercial, C-5, Tourist Commercial, C-6, Marine Commercial, and CP, Commercial Parkway zones (see applicant's narrative & excerpts of City Code attached).

Pursuant to Section 22-33.1 (a) the purpose of the C-6, Marine Commercial zone states that "The intent of this district is primarily to provide suitable locations for compatible marine commercial and tourist-related facilities. In part, this means that areas in the zone should be in close proximity to an arterial or collector street and should also be located in close proximity to the waterfront. The requirements in this zone recognize that certain marine oriented commercial activities can be compatible with activities that are more tourist-related and when combined can create a special environment. The uses laid out in this zone are not meant to be as inclusive as those found in a general commercial zone, but rather should be reserved for uses that are dependent on or benefit from proximity to the water."

The Planning Board should evaluate and recommend to the City Commission whether or not it is appropriate for recreational vehicle sales and service to be authorized as similar to boat sales, identifying the use as a conditional use permitted in the C-6, Marine Commercial zone. This use would further be permitted if the City Commission, after a public hearing, determines that the location and development plans comply with application standards and will not violate basic use standards specified for the zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

The consideration of this proposed similar use should include, but not be limited to, consideration of the following:

- 1) The goals, objectives, and policies of the comprehensive plan;
- 2) The effects upon public facilities presented by the proposed similar uses; and
- 3) Whether the use is deemed to be dependent on or benefit from proximity to the water.

Staff Comments:

The requested authorization of similar use presents a retail sales establishment engaged in the sale of Recreational Vehicles (RV), which are generally defined as motor vehicles or trailer equipped vessels with living space and amenities typically found in a home. The size and scale of typical recreational vehicles for use by consumers is consistent with boats for sale in an upland setting. The average length of mid-range RVs stands between 18 to 25 ft., while approximately 37% of recreational boats owned in the United States (U.S.) are between 16 to 25 ft., as reported by the Recreational Vehicle Industry Association (RVIA) and 2011 National Recreational Boating Survey (United States Coast Guard). Furthermore, the average size of recreational power and pontoon boats reported in the South Region of the U.S. is 16 to 25ft.

The requested authorization of similar use would enable the Planning Board and City Commission to consider the conditional use request of the applicant and representative, and subsequent applications for conditional use for RV sales in the C-6, Marine Commercial Zone. The decision rendered upon the request for authorization of similar use is independent of the Board's consideration of a request for conditional use, whether to allow, when desirable, a use that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.