



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

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: **Sunrise Marine & RV**
Conditional Use - Recreational Vehicle (RV) Sales & Service
657 N 2nd Street

DATE: April 1, 2014

STAFF REPORT

Owner: Bancshares Realty LLC (PNC Bank)
PO Box 25999
Shawnee Mission, KS 66225-5999

Applicant: Keith & Cody Danks
1109 Fernandina St.
Fort Pierce, FL 34949

Representative: RealTime Property & Development Services, Inc.
Steven M. Weaver
1615 Thumb Point Drive
Fort Pierce, FL 34949

Requested Action: Approval of a Conditional Use to add Recreational Vehicle Sales & Service to the former St. Lucie Outboard Marine site

Location: 657 N 2nd Street

Parcel ID: 2403-705-0019-000-3

Zoning: C-6, Marine Commercial

Surrounding Zoning:

North	East	South	West
I-1	C-6	C-6	C-3

Future Land Use: MC, Marine Commercial

Parcel Size: 1.78 acres

Staff Analysis:

Proposed Plan

In accordance with Sections 22-7, 22-22, and 22-75 of the City Code, the applicant is requesting the review and approval of a Conditional Use in order to utilize the former St. Lucie Outboard Marine site as a commercial site offering the sale and service of boats and recreational vehicles/campers. The application is being presented with the acknowledgement that action upon the intended conditional use is contingent upon the Authorization of Similar Use of RV Sales & Service in the C-6, Marine Commercial Zone.

Per Section 22-75 of the City Code, when an application is not proposing any new construction associated with the use or where such construction is limited to changes in the interior of an existing building, Site Plan review is not required. Therefore, as the proposed changes are limited interior renovations and landscaping improvements, this application is not subject to Site Plan review.

The existing facility was constructed in 2006 and operated as a boat sale and service establishment until early 2013. The existing structure is approximately 12,400 sq. ft., featuring a showroom, sales offices, book keeping mezzanine, equipment storage area, rigging bay and four service bays. The presented floor plan delineates minor changes to couple sale and service of recreational vehicles/campers to the previously established boat and outboard sales and service operation.

Vehicular access for the property is provided via a two-way driveway on N 2nd Street as well as a one-way service driveway on Avenue H (Fisherman's Wharf). The site features 55 parking spaces, two (2) of which are handicap accessible. The proposed plans incorporate the addition of five (5) short-term bicycle parking spaces adjacent to the existing pedestrian access way from N 2nd Street. The applicant has requested exemption from sidewalk infill requirements pursuant to City Code Section 22-62 (g)(2), as the adjoining sidewalks along the Avenue H and N 2nd Street right-of-ways are scheduled for inclusion in the state funded 2nd Street Improvement Project.

The traffic declaration provided for the proposal indicates the proposed reuse of the facility will have minimal effects on the Average Daily Trips (ADT) based upon the similarity of impacts presented by the previous and propose uses.

Landscaping will be provided per the landscape infill schedule presented in the Site Plan, including the installation of required vegetation for screening and buffering in accordance with Section 22-187 of the City Code.

The presented plan for refuse collection indicates an interim dumpster location adjacent to the southern end of the structure while the applicants seek to resolve a land ownership discrepancy. This issue has risen due to the abandoned Avenue G extension being retained by St. Lucie Outboard during foreclosure proceedings of the site. If the circumstance is resolved, the applicant will revert to utilization of the established dumpster enclosure on site, however if resolution is not achieved, the application will be required to construct a dumpster enclosure at the presented *interim* dumpster location.

C-6, Marine Commercial Zoning District

The site features a zoning designation of C-6, Marine Commercial. 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.

Comprehensive Plan

1.1 Objective:

The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

The site features a future land use designation of Marine Commercial (MC). This district is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

The proposed use of the facility to couple boat and RV sales and service is incompletely consistent with the objective of promoting marine related facilities; including boat stores and boat repair within the Marine Commercial district. The presented use, without specific parameters, has the capacity to shift operations from a facility designed with a principle focus of marine commercial to a facility more appropriate for the General Commercial or Boundary Commercial districts.

The proximity of the site to the Port of Fort Pierce and Intracoastal Waterway places further emphasis upon goals and objectives of the City of Fort Pierce to ensure commercial development within this district contributes to redevelopment efforts embraced by the 2002 Port Master Plan. The Planning Board shall consider whether the presented conditional use plan is consistent with the Future Land Use Element of the Comprehensive Plan.

Technical Review

All affected Departments have reviewed the submittals and have approved the proposed Conditional Use based on it meeting the requirements of the City Code.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the Conditional Use with parameters consistent with the intent of the Zoning District to reserve area for uses that are dependent on or benefit from proximity to the water, and the goals,

objectives, and policies of the City's Comprehensive Plan which reserve area for marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair and similar marine commercial activities. Furthermore, additional restrictions highlighted seek to place emphasis on compliance with supplementary regulations of the City Code such as parking and landscaping. The conditions recommended by staff are as follows:

- 1) The proposed addition of RV sales and service to the existing facility is achieved in a manner in which the use is accessory to boat sales and service;
- 2) The off-street parking required by City Code Section 22-60 (d) is reserved solely for employees and customer parking; and
- 3) The applicant resolve the property ownership discrepancy of the former Avenue G extension, which requires the interim dumpster location, within 90 days, or construct a new dumpster enclosure on site pursuant to City Code Section 22-187 (11) Screening of refuse collection areas.