



TO: Nicholas Mimms, PE, City Manager  
 THROUGH: Rebecca Grohall, AICP, Planning Director  
 FROM: Kori Benton, Senior Planner  
 SUBJECT: Conceptual Development Plan  
 Interstate Business Park  
 2496 S. Kings Highway  
 DATE: August 15, 2016

STAFF REPORT

Owner/Applicant: Kings Highway Commercial South LLC  
 340 S US Hwy 1 #607  
 Jupiter, FL 33477

Representative: M. Troy Holloway, ASLA, LEED AP, BD&C  
 Gentile, Glas, Holloway, O'Mahoney & Associates, Inc.  
 1907 Commerce Lane, Suite 101  
 Jupiter, Florida 33458

Requested Action: Approval of a Conceptual Development Plan

Location: 2496 S. Kings Highway

Parcel IDs: 2324-232-0000-000-4

Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	RS-2 (SLC)	C-3	R-4

Future Land Use: GC, General Commercial

Parcel Size: ~24.04 acres

Utilities: FPUA Water/Wastewater –Electric Service FPL

Per Section 22-58(e) of the City Code, the applicant is requesting the review and approval of a Conceptual Development Plan. Section 22-58(e) of the City Code provides:

Prior to, but not in lieu of, submission of a complete application and site plan the applicant may, solely at his own election, adopt the following procedure:

- (1) A conceptual development plan may be submitted to the department of planning and development, which shall schedule a meeting for its consideration by the city planning board. The conceptual development plan shall include a map showing the general layout of the proposed development, statements describing in detail the character and intended use of the development and information bearing on the ownership and control of the proposed use;
- (2) The city planning board shall review the conceptual development plan and make recommendations as appropriate for its approval or disapproval;
- (3) The city commission shall hold a hearing and approve or disapprove the conceptual development plan or approve it with conditions.

#### Staff Analysis:

The applicant is requesting review of a Conceptual Development Plan for a proposed commerce park to be located at 2496 S. Kings Highway. The overall project includes 259,300 square feet of floor space, distributed between 12 buildings with intended use for office, retail, and warehouse purposes.

The undeveloped parcel is located between Kings Highway and Peters Road, south of White Road, containing 24.05 acres. The property is zoned C-3, General Commercial with a Future Land Use of GC, General Commercial. The C-3 zoning district does not allow warehouse establishments without conditional use approval, therefore a subsequent development review request with warehousing or limited industrial users will require a Conditional Use request. The property previously received Site Plan and Conditional Use approval, in 2007, for a similar development proposal.

The property to the north is vacant and zoned C-3, General Commercial. The properties to the east are also predominantly vacant and located in unincorporated St. Lucie County. The property to the southeast of the subject parcel is zoned C-3, General Commercial and occupied by a recreational vehicle park. The vacant parcel to the southwest is vacant and zoned C-3, General Commercial. The property across Kings Highway to the west is Zoned R-4, Medium Density Residential and currently vacant.

The Florida Department of Transportation (FDOT), St. Lucie County, and the City of Fort Pierce are engaged in a collaborative improvement project for Kings Highway which will expand and significantly enhance this abutting roadway network.

Access to the development will consist of two entrances, one located on Kings Highway and the other located on Peters Road. An internal roadway that extends east/west through the development will enable vehicles to access both roads for improved traffic distribution. In addition, dedicated turn lanes are reserved for the development to allow vehicles heading north and south on Kings Highway improved access to the development. The segment of Peters Road near the proposed development is substandard; therefore further consideration of improvements to the affected segment of Peters Road will be explored further with the St. Lucie County Engineering Department as the time of formal development review.

A traffic study will be required for formal development review application; however the scale of the project should generate approximately 2,500-3,500 daily trips upon full build-out. A complete analysis, accounting for revisions to adjacent roadways and concurrency will be required.

The conceptual plan accounts for code required parking, lighting, and landscaping to meet the requirements of the City Code, with the note that additional landscape and buffering will be required along the proposed eastern access road and project boundaries abutting residentially zoned property.

Storm water retention is presented to be managed by a wet-water retention lake, central to the south end of the project.

The project would be subject to compliance with the City's design review guidelines.

Technical Review Committee:

All affected Departments have reviewed the submittals and provided comments regarding the proposed conceptual development based on compliance with the requirements of the City Code. The comments generated are attached for review by the Commission.

Planning Board:

The Planning Board, at their August 9<sup>th</sup>, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Conceptual Development Plan generally meets the requirements of the City Code, and is conceptually consistent with the City's Comprehensive Plan; therefore Staff recommends approval of the conceptual plan.