



TO: Nicholas Mimms, PE, City Manager  
THROUGH: Rebecca Grohall, AICP, Planning Director  
FROM: Kori Benton, Senior Planner  
SUBJECT: Conceptual Development Plan  
Kings Highway Business Park  
7001 White Road  
DATE: August 15, 2016

STAFF REPORT

Owner/Applicant: Kings Highway Commercial Park 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: 7001 White Road

Parcel IDs: 2324-210-000-000-6

Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
R-1/RS-2 (SLC)	RS-2 (SLC)	C-3	R-4

Future Land Use: GC, General Commercial

Parcel Size: 40.59 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 business park subdivision to be located at 7001 White Road. The presented project presents the potential subdivision of the subject site into 17 lots and a joint water management tract in the southeast corner of the subdivision. The proposal seeks to provide foundation infrastructure for future construction of commercial offices, retail, warehouse or other commerce related purposes.

The undeveloped parcel is located along Kings Highway, south of White Road, containing 40.59 acres. The property is zoned C-3, General Commercial with a Future Land Use of GC, General Commercial. The General Commercial districts provide opportunity to consider development of intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. The formal application for development review for future uses may require Conditional Use consideration. A preliminary plat of the subject site was previously considered in 2007; however the project was never initiated.

The properties across White Road to the north are vacant agricultural with a portion zoned AG-1 by St. Lucie County and R-1, in the City. The properties to the east are also predominantly vacant and located in unincorporated St. Lucie County with a zoning of RS-2. 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 south 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.

The presented lots range in size from 1.42 acres to 4.26 acres. Development of each lot would require Site Plan and Design Review in accordance with Section 22-58 of the City Code if the principal structure of the development exceeds 4,000 square feet in size.

A new private road is proposed to support the development, extending from Kings Highway to White Road. Review of sufficient right-of-ways for Kings Highway and White Road will be considered at the time of formal development application.

Six-foot wide concrete sidewalks are presented along Kings Highway and White Road, and with the width reduced to five-feet along both sides of the private road. Storm water retention will be provided via connections to the water management tract reserved for the future developments conceptualized.

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.