



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Approval of Minor Amendment to Site Plan
 Sunrise VW
 5359 S US Highway 1

DATE: August 23, 2017

STAFF REPORT

Owner/Applicant: Sunrise Ford Company
 5435 S US Highway 1
 Fort Pierce, FL 34982

Representative: David C. Baggett, PE
 Engineering Design & Construction, Inc.
 10250 S Village Parkway, Suite 201
 Port St. Lucie, FL 34987

Requested Action: Approval of application for Minor Amendment to Site Plan

Location: 5359 S US Highway 1

Parcel IDs: 3403-502-0078-000-4

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	CG (SLC)

Future Land Use: GC, General Commercial

Parcel Size: 5.8 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Project History & Administrative Approval of Minor Amendment:

The St. Lucie County Commission, on June 25th, 2001, approved a phased Site Plan for development of a 55,000 sq. ft. motor vehicle dealership and service center at 5359 S US Highway 1. Phase 1 of the development consisted of a 7,500 sq. ft. Quick Lane Service Center, parking, access, landscaping, and drainage facilities. with phase 2 encompassing a 45,000 sq. ft. structure containing a vehicle showroom, dealer offices, parts division, and service center. Phase 1 of the development plan was completed in 2002. The City of Fort Pierce annexed the site in 2015.

In accordance with Section 22-58(i) the applicant has requested authorization of a minor amendment to an approved site plan for completion of phase 2 of the Sunrise vehicle sales campus. The application presents a minor amendment to the approved 45,000 sq. ft. structure of phase 2 for the completion of an 11,653 sq. ft. showroom / office, reducing the size of the dealership to accommodate the modern Volkswagen Dealership model. The amended plan consolidates all service activities to the northern structure, providing for 2,900 sq. ft. addition to the existing 7,686 sq. ft. service center. This action is a reduction from the 30,600 sq. ft. service center authorized within phase 2 of the St. Lucie County approved plan. The amended plans include completion of a refreshed landscape plan which will provide 155 new trees and infill of shrubs on-site.

Administrative Approval

The director of development has determined the proposed minor amendment to the St. Lucie County approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

- (1) Change the use or character of the development;
- (2) Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4) Increase density or the total number of dwelling units or the intensity of the development.

The minor amendment does not become effective until the director has advised the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.