



DEVELOPMENT REVIEW

Property address or Location NE corner of S. Jenkins Road and Edwards Road
 Parcel ID #(s) 243021200010005
 Project description Proposed KOA Campground

S. R. Bacher Enterprises, LLC
Property Owner(s)
1821 N. US Hwy 1
Street Address
Fort Pierce FL 34946
City State Zip
Phone Number
bbacker83@gmail.com
Email Address

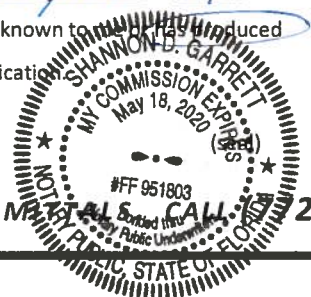
Brian Nolan, AICP, ASLA; Sr. PM; Lucido & Assoc. (Representative)
Applicant/Representative, Title, Company
701 SE Ocean Blvd.
Street Address
Stuart FL 34994
City State Zip
772.220.2100
Phone Number
bnolan@lucidodesign.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
 Property Owner(s) Signature(s)

See attached Owner Authorization

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 3 day of August, 2017, by
Brian Bacher who is personally known to me and has produced
His DL B260-070-83-3650 as identification
Shannon D. Garrett
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS CALL (888) 2) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

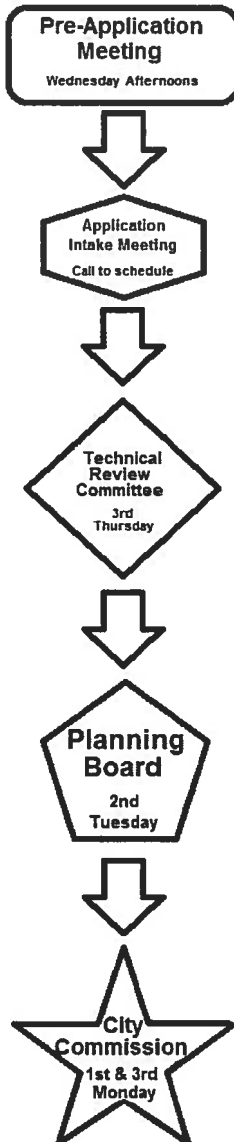
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



August 30, 2017

Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Project Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, LLC, Lucido & Associates is pleased to present to you the proposed KOA campground to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce. The subject is comprised of one parcel of land, totaling approximately 56.035 ac. in area and is currently vacant. The subject is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, followed by St. Peter Evangelical Lutheran Church; to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by medium density residential homes and vacant commercially-zoned land; to the immediate south lies Edwards Road followed by medium density residential uses and vacant land.

The proposed use of the subject is a KOA campground that will accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. Up to a total of 399 sites will be provided for within the proposed development. Additionally, a welcome center is proposed that will house day-to-day business operations and provide recreational amenities such as a pool and patio, shuffleboard courts, mini golf, pickleball courts and other recreational activities. The facility will be open year-round and while it will see peak occupancy in the winter months, it is anticipated that the facility will stay relatively full throughout the year, drawing summertime patrons from inland Florida seeking to recreate closer to the coast; lengths of stay will range from overnight to seasonal with occasional longer-term accommodations.

The subject is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM – Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, thus, a Future Land Use Map Amendment will be applied for to change the Future Land Use from RM to BC – Boundary Commercial, and a rezoning request will be applied for to rezone the subject from R4 to PD – Planned Development along with accompanying PD development plan.

Ingress and egress to the subject will be provided for on S. Jenkins Road and Edwards Road. S. Jenkins Road exists as an improved County facility with a right-of-way width along the project's west frontage of 80'. Edwards Road exists as an improved County facility with a right-of-way width of 60' along the project's south frontage. Primary ingress and egress for the subject will be provided on S. Jenkins Road; this access point will serve as the main access to and from the subject with all new arrivals being required to utilize this access point. A secondary, controlled access point will be provided on Edwards Road; this will serve as a secondary access for emergency services and serve as ingress and egress for longer-term patrons of the campground.

Water and waste water service will be provided via existing infrastructure along S. Jenkins Road; said utilities will be provided by Fort Pierce Utility Authority and adequate utility capacity exists to serve the proposed use. Electric service will be provided by either FP&L or FPUA; both entities have sufficient capacity to serve the proposed use. Emergency services will be provided by the St. Lucie County Fire District and the City of Fort Pierce Police Department.

Mr. Bacher is the current franchisee of the existing KOA campground on US 1, just north of the north causeway, and is looking forward to expanding his business ventures in the City of Fort Pierce. Mr. Bacher is also the franchisee of several other KOA campgrounds from the northeastern U.S., west to New Mexico. Mr. Bacher's experience coupled with KOA's long history of providing high quality campground accommodations throughout the United States will undoubtedly serve to ensure another successful business in the Sunrise City.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager



Design Review

Property address or Location NE corner of S. Jenkins Road and Edwards Road
 Parcel ID #(s) 243021200010005
 Project Description KOA Campground

S. R. Bacher Enterprises, LLC
Property Owner(s)

1821 N. US Hwy 1
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bbacher83@gmail.com
Phone Number
Email Address

Brian Nolan, AICP, ASLA; Sr. PM, Lucido & Assoc. (Representative)
Applicant/Representative, Title, Company

701 SE Ocean Blvd.
Street Address

Stuart FL 34994
City State Zip

772.201.2200
Phone Number
bnolan@lucidodesign.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purpose of seeking approval for the application described herein.

[Signature]
 Property Owner(s) Signature(s)

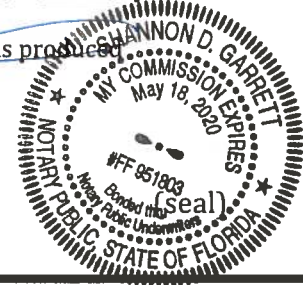
See attached Owner Authorization

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 3 day of August, 2017, by

Brian Bacher who is personally known to me or has produced

Fla DL - B260-010-733650 as identification.

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp



August 30, 2017

Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce, 100 N. US 1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Design Review Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, it is our pleasure to present to you the following information regarding the proposed KOA facility to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce.

A. Introduction:

Overview:

S.R. Bacher Enterprises, Inc. is the contract purchaser of a parcel of land containing 56.05 acres, lying at the NE corner of S. Jenkins Road and Edwards Road. The proposed KOA, as currently designed, will accommodate up to 323 campsites comprised of pull-through RV sites, back-in RV sites and back-in RV/camping sites. Each pull-through RV site will be equipped with an electrical connection and water and waste water connections. Each back-in RV site will be provided with an electrical hook-up and water and waste water stubs to allow for future connection points should the market dictate such infrastructure be provided. Additionally, there will be a 6,000 sf. administration building, which will house day-to-day operations including guest services and outdoor recreational amenities (basketball, pickleball, bocce ball, pool and patio, mini-golf, active plan kids structure and two horseshoe pits); other program elements include an outdoor storage area with workshop and restrooms, manager's quarters, dog park and stormwater management areas.

B. Site Analysis:

Topography:

The subject is generally flat with a few depression areas; elevations within the subject range from approximately 15' to 16' and lies within FEMA Flood Zone X.

Vegetation:

Of the 56.035 ac. total site area, the western 24 acres is primarily covered by Disturbed Lands and Brazilian Pepper; approximately 10 ac. of land in the central portion of the site chiefly consists of Upland Scrub, Pines and Hardwoods, while the eastern 20 ac. consists primarily of Pine Flatwoods. As evident on the Site and Tree Mitigation plans, efforts were made to preserve as much native vegetation as practicable, to the extent that several pull-through RV stalls were removed and back-in camping stalls were carefully arranged so as to minimize tree impacts.

See attached Environmental Analysis provided herewith this submittal.

Access and Views:

The subject is boarded by S. Jenkins Road to the west, Edwards Road to the south and McNeil Road to the east with NSLRWMD Canal No. 39 lying immediately north of the subject. Primary access to the site will occur on S. Jenkins Road with a planned secondary/emergency access on Edwards Road; at this time, McNeil Road is not proposed to be accessed.

As sidewalks currently do not exist along S. Jenkins Road nor Edwards Road, views into the site are generally limited due to the dense vegetation and travel speed of passing motorists. Views out of the site will be generally screened due to planned vegetation buffers along all property lines.

Wetlands, Buffers and Setbacks:

Two small man-made ponds totaling 0.7 ac. exist on the subject and are inundated with invasive exotic species and offer little foraging habitat. A jurisdictional determination will be requested of the South Florida Water Management District and the City will be kept apprised of any findings. Due to the poor environmental quality of the man-made ponds, at this time they are proposed to be filled; as such, no buffering or setbacks will be provided. It is anticipated that should the South Florida Water Management District claim jurisdiction, required mitigation measures, if any, will be fulfilled via littoral zone plantings within the proposed on-site stormwater ponds. Please refer to attached Environmental Assessment for additional information.

Current Built Environment:

Currently, the built environment consists of large-lot single-family homes to the east and west of the subject. A church lies to the north of the subject and the parcel immediately south of Edwards Road is currently vacant.

Numerous retail, commercial and restaurant uses exist in the area of the intersection of S.R. 70 and S. Jenkins Road, which lies approximately 0.5 miles from the subject; said uses include a Walmart Supercenter, The Home Depot, Tractor Supply Co., Walgreens, Sonic Drive-In, Racetrack gas station, Cowboy's BBQ and Golden Corral, among others.

Future Built Environment:

At this time, it is understood that a multi-family development, Mariner Cove, is proposed at the SE corner of S. Jenkins Road and Edwards Road; said development is proposing approximately 216 dwelling units. At this time no other future development is known.

C. Design Narrative:

Overview:

A +/- 6,000 square foot building, including a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen; a manager's office is proposed on a mezzanine level. Florida Vernacular, reminiscent of the Florida Cracker or Key West styles, shall serve as the primary design inspiration of the exterior elevations and roof lines.

Pedestrian and Vehicular Access:

Primary access to the site will be via S. Jenkins Road with a secondary/emergency access via Edwards Road. Both S. Jenkins Road and Edwards road exist as improved two-lane County-maintained facilities with swale drainage on both sides of each road.

As no sidewalks currently exist along either S. Jenkins Road nor Edwards Road, pedestrian connectivity will be limited. Additionally, construction of sidewalks will be hindered due to the roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road.

Landscaping:

Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width; additional buffer plantings may be necessary to achieve adequate buffering subsequent to the removal of all invasive exotic species from said buffer areas.

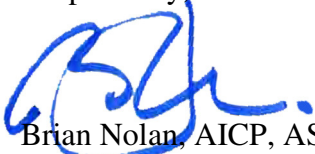
Proposed landscaping will be comprised of Florida native species well suited for the climate zone and will primarily be species listed as drought tolerant. All minimum requirements of the City's Zoning Ordinance regarding landscape requirements shall be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. All irrigation heads shall be low-flow water efficient heads and shall be adjusted to limit water-throw on paved surfaces.

Site Lighting:

Site lighting shall be provided in accordance with City of Fort Pierce Code of Ordinances and shall provide for a min. 14' vertical clearance.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

- 8. Describe the existing uses, improvements and structures on the amendment lands: _____

- 9. Are there any identified or possible historical structures on the amendment lands? _____
- 10. The reason for making this request: _____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	See attached documentation.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	3,379	296 AM / 287 PM
Proposed Zoning	1,261	49 AM / 108 PM
Change in Demand	Trips - 2,118	Trips - 247 AM / -179
Impact to Capacity	See attached Transportation Impact Report and trip generation tables.	

12. Name of Owner(s): Ariel Homes of the Treasure Coast, LLC
 Mailing Address: 4525 Prairie Ave.
 City Miami Beach State FL Zip 33140
 Phone # _____
 E-mail: _____

13. Name of Applicant: S. R. Bacher Enterprises, LLC
 Mailing Address: 1821 N. US Hwy 1
 City Fort Pierce State FL Zip 34946
 Phone # _____ Fax # _____
 E-mail: bbacher83@gmail.com

14. Name of Representative: Brian Nolan, AICP, ASLA
 Mailing Address: 701 SE Ocean Blvd.
 City Stuart State FL Zip 34994
 Phone # 772.220.2100 Fax # 772.223.0220
 E-mail: bnolan@lucidodesign.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

See attached Owner Authorization

 Applicant's Signature Date _____

1821 N. US Hwy 1 FL 34946
 Address State Zip
 bbacher83@gmail.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Brian Baker
 Property Owner's Name (Please Print) Phone
 1821 N. US Hwy 1, Fort Pierce FL 34946
 Address State Zip
[Signature] 8/13/17
 Property Owner's Signature Date

STATE OF FLORIDA)
 ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by Brian Baker who is personally known to me or has produced 2200 070-83 3450 as identification. FLA

Shannon D. Garrett
 Signature of Notary



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	