



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Zoning Atlas Map Amendment – General Commercial (C-3)
 Camping World - 2191 S. Jenkins Road**

DATE: May 23, 2018

STAFF REPORT

Property Owner: Spec Ft Pierce LLC
 3200 Saint Lucie Blvd
 Fort Pierce, FL 34946

Applicant: Structural Real Estate (Stephan Doyle)
 171 Aberdeen Street, Suite 400
 Chicago, IL 60607

Representative: Engineering, Design, & Construction, Inc. (Bradley J. Currie)
 10250 SW Village Parkway, Suite 400
 Port St. Lucie, FL 34987

Requested Action: Approval for a request to rezone the property from PD, Planned Development to C-3, General Commercial.

Site Location: 2191 S. Jenkins Road

Parcel IDs: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-444-0040-000-3, 2313-443-0000-000-8, & 2313-434-0001-000-7

Existing Use: Vacant

Parcel Size: 44.97 Acres

Current Zoning: PD, Planned Development

Future Land-Use RL, Low Density Residential

Proposed Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-1/RS-2(SLC)	R4	PD/AR1/R1	I-95/RS-2(SLC)

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Map Amendment (Rezoning), for 5 parcels of land that are approximately 44.97 acre in size, located at approximately 2191 S. Jenkins Road. Currently the properties are zoned PD, Planned Development and the applicant would like to rezone the properties to C-3, General Commercial. All 5 parcels are currently vacant. The parcels to the east across Jenkins Road are all R-4 Medium Density Residential. The parcels to the south are a mix of PD, Planned Development, AR1, Agricultural Residential, and R-1, Single Family Low Density. To the west is Interstate 95 and the north is C-1, Office Commercial and County RS-2, Residential Suburban, 2 Dwelling Units an Acre. The purpose of the rezoning request is to allow for the development of 80,241 square feet of retail, sales, and service area for Camping World and Gander Outdoors. The Applicant is also changing the Future Land Use under the Future Land Use Map Amendment Application from RL, Low Density Residential to GC, General Commercial.

History:

The parcels were annexed under Ordinance K-331 into the City of Fort Pierce on March 21, 2005. The parcels were given an R-2, Single Family Intermediate Density zoning designation and an RL, Low Density Residential Future Land-Use designation. The parcels were then rezoned under Ordinance K-498 from R-2, Single Family Intermediate Density to PD, Planned Development on August 6, 2007. The property was rezoned to PD to be included in the Old Florida Village, which is a mixed-use residential and commercial development.

Proposed Amendments & District Comparison:

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Future Land-Use

	Existing	Proposed
Zoning	PD	C-3
Future Land-Use (FLU)	RL	GC
Non - Residential Maximum Floor Area Ratio (FAR) Permitted	-	1.0
Maximum Lot Coverage	Determined by Site Plan in Accordance with the Future Land-Use (Must Maintain at Least 20% Open Space)	60%
Maximum Height	Determined by Site Plan in Accordance with the Future Land-Use	65 ft.
Residential Density Allowance	1-6.5 du/ac	15 du/ac* Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land-Use designation.

As proposed the applicant is requesting to rezone the property to C-3, General Commercial to allow for the development of 80,241 square feet of retail, sales, and service area for Camping World and Gander Outdoors. In conjunction with this request the applicant has also filed an Application for Future Land Use Map Amendment to change from RL, Low Density Residential to GC, General Commercial.

Table 2 demonstrates use type data for the existing and proposed zoning designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Zoning	PD	C-3
Purpose	<p>The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.</p>	<p>The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.</p>
Permitted Uses in the District	<p>The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts</p>	<ul style="list-style-type: none"> • Vertical Mixed Use Building • Government Facilities • Park & Open Space • Bus Shelter • Restaurants & Bars • Coffee Shops • Theater • Administrative, Professional, General, & Medical Offices • Medical & Dental Clinics • Television & Radio Stations • Grocery & Liquor Stores • Bed & Breakfast • Hotel & Motels • Art Gallery • Pet Stores • Pawn Shop

		<ul style="list-style-type: none"> • Automobile Sales & Rental • Boat Sales & Rental • Vehicle Repair, Limited
<p>Conditional Uses in the District</p>	<p>All PD uses require approval by the Fort Pierce City Commission</p>	<ul style="list-style-type: none"> • Multi-Dwelling Building • Group Living • Day Care Center • College or University • Elementary, Middle or High School • Hospitals • Nursing Homes • Arcade Amusement Center • Recreational Vehicle Park • Animal Care Facilities & Service • Self-Service Storage • Vehicle Repair – General • Vehicle Storage • Warehouse & Freight

The zoning designation amendment would shift any future proposed development from the PD use, which can include a broad scope of uses with a City Commission approved site plan, to a commercial use that is regulated by City Code 22-22, Allowed Uses, City Code 22-31, General Commercial Zone, and Chapter 1 of the Future Land-Use Element in the Comprehensive Plan. The C-3, General Commercial zoning district allows for some uses to be permitted, where formal applications may not need to be submitted for development. It also provides the opportunity a Conditional Use to be applied for when a use may or may not be compatible with the surrounding uses. Any Conditional Use in the C-3, General Commercial zoning district will require approval by the Fort Pierce City Commission.

Standards for Review:

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment seeks to change the zoning on the parcel from PD, Planned Development to C-3, General Commercial. This change would help to convert the parcel into a zoning district that can allow for easier development. This is the case because unlike a Planned Development, the General Commercial zoning district has uses that are outright permitted that many not require a developer to go through the formal site plan process. A Planned Development always requires a developer to go through formal site plan review or the minor or major modification process every time a change is requested on site. The zoning request is consistent with the growth of the area. Just south of the parcel is one of the city’s major commercial areas. Also at one time the former Old Florida Village Planned Development had a commercial component to it.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

The Planning Board, at their May 8, 2018 meeting, voted unanimously to recommend approval of the request.

Public Notification:

Twenty One (21) Letters were sent to property owners within 500 feet of the subject properties. As of May 23, 2018 one (1) letter has been returned in disapproval of the request. An update will be given at the City Commission meeting.

Staff Recommendation:

The requested Application for Zoning Atlas Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the request as presented along with Ordinance 18-017.