



**TO:** Nicholas Mimms, PE, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Development Review & Design Review  
 Bev Smith Toyota - 3350 S. US Hwy 1**

**DATE:** May 23, 2018

**STAFF REPORT**

**Property Owner/Applicant:** NSS Acquisition Corp  
 3350 S US Highway 1  
 Fort Pierce, FL 34982

**Representative:** Culpepper & Terpening Inc.  
 2980 S 25<sup>th</sup> Street  
 Fort Pierce, FL 34981

**Requested Action:** Approval to construct a new automobile dealership on a new parcel of land as well as demolish the old dealership and expand the existing auto body shop by 3,000 square feet (office space).

**Site Location:** 3350 S. US Hwy 1

**Parcel IDs:** 2427-801-0001-000-3, 2427-421-0001-000-7

**Existing Use:** Existing Toyota Dealership/Vacant

**Parcel Size:** 33.40 Acres

**Development Area** 13.50 Acres

**Current Zoning:** C-3, General Commercial

**Future Land-Use** GC, General Commercial

**Surrounding Zoning:**

North	East	South	West
C-3/R-4	R-4 RM-11 (SLC)	C-3, CG (SLC), IL (SLC)	C-3 CG (SLC), IL(SLC)

## **Staff Analysis:**

### **Request**

In accordance with Section 22-22, 22-31, 22-58, 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review & Design Review, to construct a new 59,823 sqft automobile dealership on the north parcel as well as demolish the old dealership and expand the existing auto body shop by 3,000 square feet for office space.

### **Project Detail**

The proposed Site Plan includes a 59,823 square foot Toyota retail building, & a 3,000 square foot office expansion for the existing auto body shop. The subject site consists of 2 parcels of land that are approximately 33.40 acres in total size, and located at approximately 3350 S. US Hwy 1. The project will not utilize all 33.40 acres and will only commence on 13.5 acres. The remaining 19.90 acres will be developed at a later date.

### **Design**

The building type is a modern horizontal shape and the predominant material is silver metallic aluminum composite metal. The entry way will be accentuated by frosted white glass and the remaining front façade is a silver metallic colonnade and canopy fascia. These design elements will help to remove the perception of a block mass. The bottom portion of the projected elements is clad in red aluminum composite panels. Behind the colonnade is a façade of clear glass in metallic silver framing. The remaining facades transition to white sand finish stucco with simple clear glass in metallic silver framed windows. The design of the proposed office addition to the auto body shop will remain consistent with the design of the auto body shop.

### **Site & Landscape Plan**

Vehicular access to the site is provided via a proposed full-access two-way road this is proposed as Toyota Lane. Access to the site is also achieved along Dixieland Drive. The applicant has submitted an Application with St. Lucie County to swap Southland Drive with a new desired location along the east portion of the existing Toyota property. If approved the current Southland Drive would revert to the control of the applicant and they would demolish the road and join both of their parcels together via a Unity of Title. To the east of the proposed site is the High Point of Fort Pierce residential community. The north, south, and west feature parcels that are primarily zoned commercial and county industrial with some residential.

A total of nine hundred ninety (990) parking spaces (nine of which are handicapped-accessible) will be provided. The required total number of spaces is two hundred ninety three (293) spaces and the applicant is providing a surplus of six hundred ninety seven (697) parking spaces. Most of the spaces will primarily be used for inventory parking.

Sidewalks are required along Dixieland Drive, Southland Drive, US Highway 1, and the proposed Toyota Lane. From the plans provided a sidewalk has been planned for all of the above roadways. Since all roads are under St. Lucie County jurisdiction with the exception of Toyota Lane to applicant will need to work with St. Lucie County to make sure that the sidewalks are built to County standards.

The presented landscape plan is consistent with City Code 22-187, General Landscaping Requirements. The applicant will provide a total of one thousand forty four (1,044) shrubs, two hundred thirty four (234) trees, and one hundred ninety seven (197) palm trees.

The applicant has not provided a tree protection and mitigation plan pursuant to City Code 22-194, Tree Protection and Mitigation. The applicant has designated an area on the site plan that will be reserved and left untouched. The development of the site will necessitate the removal of all vegetation and thus the applicant is presenting this mitigation area on the site plan. Additionally the applicant has expressed interest in partnering with the City to designate an area where they will pay for the full cost to plant trees to compensate for them clearing the whole entire site of existing vegetation. The Photometric Survey provided is compliant with City Code 22-60(j)(1)(a.)

The surface water management system for the project will be located on the east portion of the property away from the US Highway 1 right-of-way (R.O.W.). It is intended that the proposed pond serve as a temporary location until such time as a more comprehensive stormwater plan is developed for the remaining vacant property.

#### Traffic

The traffic impact study provided by the applicant determined that with an increase of 19,335 square feet, a total of 538 additional daily trips will be generated by the proposed project. Of these trips, 42 AM peak hour and 51 PM peak hour trips will be dispersed onto the surrounding roadway network. St. Lucie County has determined that a second traffic study may be required and they will work with the applicant to determine if it is needed. The presented increase in daily trips according to the Engineer that performed the study will have no impact on the levels of service (LOS) within the project radius of the impact area.

#### **Technical Review Committee:**

All affected City Departments have reviewed the proposed Applications for Development Review & Design Review. All departments 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:**

At their meeting on May 8, 2018 the Planning Board voted 7-0 to recommend approval of the request as presented.

#### **Staff Recommendation:**

The requested Applications for Development Review & Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission approve the request with the following conditions:

1. As part of the submission of final site construction plans to the City, the applicant shall include sidewalks, in accordance with St. Lucie County design standards, along the projects Dixieland Drive and Southland Drive (relocated) right-of-way frontage. All required permitting with St. Lucie County for construction activities within a County right-of-way shall be the responsibility of the applicant.

2. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
3. Prior to the issuance of any certificate of occupancy the applicant shall provide a landscape bond for all project landscaping (on site only) required through the site plan process, and as described in Section 22-180 of the City Code.
4. A Unity of Title for the parcels to be developed will be needed prior to the issuance of a Building Permit.
5. Prior to the issuance of any building permits for any part of the proposed project site plan, the applicant shall provide the City with the most current copy of the application on file with St. Lucie County addressing the proposed right-of-way exchange for portions of the existing Southland Drive. Prior to the issuance of any Certificate of Occupancy for any new habitable construction on the project site, the applicant shall have completed all site construction for the relocated Southland Drive and shall have received, or be under final close out review (or equivalent) for acceptance by St. Lucie County of the relocated Southland Drive.