



DEVELOPMENT REVIEW

Property address or Location 2191 S. Jenkins Road

Parcel ID #(s) 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8 and 2313-444-0040-000-3

Project description Construction of 80,241 sf of retail / sales / service facilities.

Spec Ft. Pierce, LLC

Property Owner(s)
3200 St. Lucie Blvd.

Street Address
Fort Pierce FL 34946

City State Zip
772-403-3752

Phone Number
nik@schroth.com

Email Address

Brad Currie / Engineering Design & Const., Inc.

Applicant/Representative, Title, Company
10250 SW Village Pkwy, Suite 201

Street Address
Port St. Lucie FL 34987

City State Zip
772-462-2455

Phone Number
bradcurrie@edc-inc.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of February, 2018, by

Nikolaus Schroth who is personally known to me or has produced _____ as identification.

Crystal Marie Ward
 Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 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 checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

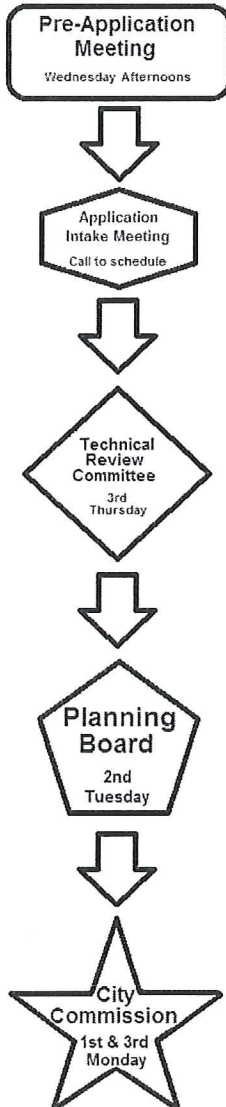
Site Information:

Non-Residential: Proposed Sq. Ft.: 80,241 sf Residential: Proposed Units: None

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

North	South	East	West
ROW	Vacant	Vacant	Vacant

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)



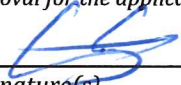
Design Review

Property address or Location 2191 S. Jenkins Roa
 Parcel ID #(s) 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8 and 2313-444-0040-000-3
 Project Description Construction of retail, sales and service buildings totalling 80,241 sf +/-


Spec Ft. Pierce, LLC
 Property Owner(s)
3200 St. Lucie Blvd.
 Street Address
Fort Pierce FL 34946
 City State Zip
772-403-3752
 Phone Number
Nik Schroth @ NAI Southeast.com
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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

Design Review Application Checklist

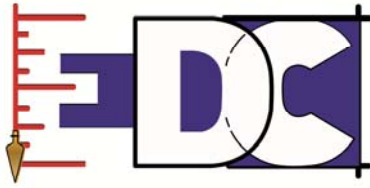
(City Code of Ordinances 22-59)

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.



PROJECT NARRATIVE & COVER LETTER

Camping World

Development Review & Conditional Use Application

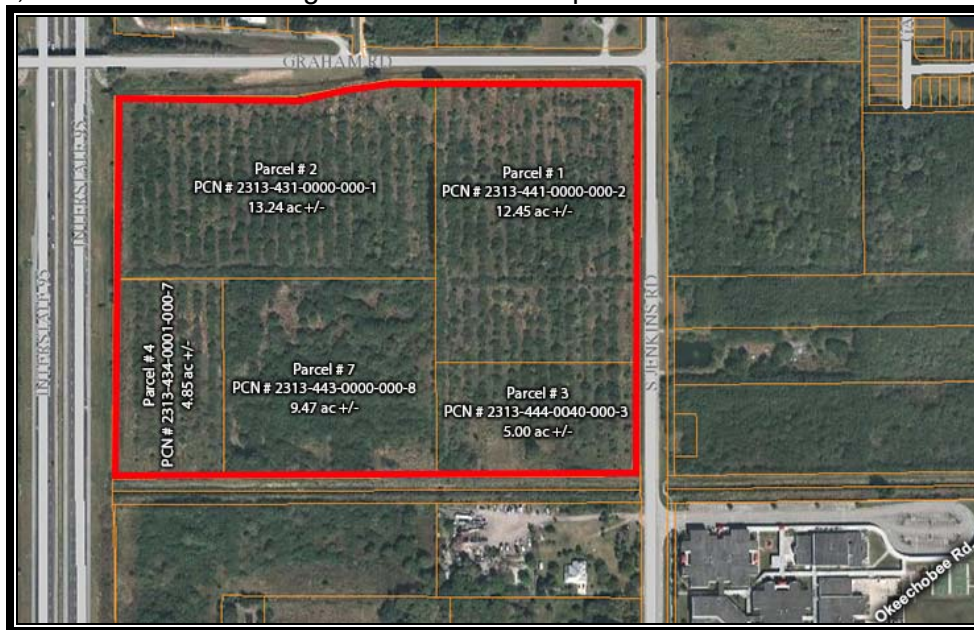
April 30, 2018

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting site plan approval and a Conditional Use with New Construction Approval to allow for service center (vehicle repair – general) uses within the C-3 Zoning District. The applicant is proposing a 47,456 sf +/- Gander Mountain Retail Building, a 17,750 sf +/- Camping World Sales and Retail Building and a 15,035 sf +/- Camping World Service Center. The subject property includes five (5) parcels which are located south of Graham Road and west of Jenkins Road in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on the south side of Graham Road and west of Jenkins Road in Fort Pierce, Florida. The following table identifies the parcels associated with this request.



Parcel #	Address	Parcel ID	Acreage	FLU	Zoning
1	Jenkins Road	2313-441-0000-000-2	12.45	RL	PD
2	Graham Road	2313-431-0000-000-1	13.24	RL	PD
3	2197 S. Jenkins Road	2313-444-0040-000-3	5.00	RL	PD
4	Jenkins Road	2313-434-0001-000-7	4.85	RL	PD
7	2191 S. Jenkins Road	2313-443-0000-000-8	9.47	RL	PD
TOTAL:			45.00		

PAST DEVELOPMENT APPROVAL

In 2007, Ordinance K-498 approved the rezone of a 45 acres to allow for the development of a project known as Old Florida Village which proposed 282 dwelling units and 51,600 square foot of commercial building area. The development of Old Florida Village never came to fruition.

The attached request includes the construction of 80,241 sf +/- of retail, sales and service on a proposed 45 acre parcel. Concurrently with the attached development review / conditional use application, the petitioner has submitted a future land use and zoning atlas amendment application for review and approval. The applicant is requesting approval to change the Future Land Use Designation from RL to CG and the zoning designation from PD to C-3.

This application encompasses the request for site plan approval including approval to allow for a "service center / vehicle repair general" as an allowed conditional use within the proposed C-3 zoning.

SITE CHARACTERISTICS

The subject parcel is currently undeveloped and encompasses 45 acres.

To the north of the parcels lies residential and agricultural uses. To the northeast is the right-of-way of Graham Road. To the northeast of the right-of-way is a single family home with a future land use designation of RL (Residential Low) and an underlying zoning category of C-1 (Office Commercial). To the north and northwest of the right-of-way lies residential parcels with Future Land Use Designation of RU and an underlying zoning category of AR-1 and RS-2.

To the west of the subject property lies the right of way for Interstate-95 followed by undeveloped residential property. This residential land has a future land use designation of RU and an underlying zoning category of RS-2.

South of the property lies undeveloped right-of-way. To the southwest of this right-of-way is an undeveloped parcel with a future land use designation of RL (Residential Low) and an underlying zoning of PUD (Planned Unit Development).

To the East of the subject property lies the right-of-way of S. Jenkins Road. East of the right-of-way lies undeveloped parcels with an underlying future land use designation of RM (Residential Medium) and an underlying zoning category of R-4.

SITE PLAN SUBMITTAL REQUIREMENTS:

Section 22.58 of the City of Fort Pierce Code of Ordinances identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 22.58 as outlined.

In addition to meeting the requirement of Section 22.58, the City of Fort Pierce requires supplemental material as noted on the development review application to be included for review. Most of the items as noted on the checklist are included. A beach / dune system protection plan has not been included as part of this submittal as it is not applicable.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Abutting Properties



Figure 1: 2001 S Jenkins



Figure 2: 2095S Jenkins Rd



Figure 3: 2129 S Jenkins Rd



Figure 4: 2197 S Jenkins Rd



Figure 5: 5700 Graham Rd



Figure 6: 5966 Graham Rd



Figure 7: 6026 Graham Rd



Figure 8: 6056 Graham Rd