



April 18, 2018

Spec Ft. Pierce LLC
3200 St. Lucie Blvd
Fort Pierce, FL 34946

SUBJECT: Camping World Site Plan
TECHNICAL REVIEW PROJECT: # 18-07000003

Comments:

1. The narrative explains that Gander Outdoors will be 47,456 sqft, but the site plans shows 48,867 sqft. Please revise the site plan to show correct square footage.
2. Parking should reflect a total of 80,241 sqft of space as depicted on the application. The required number of spaces would be 321.
3. The site plan only shows 378 parking spaces instead of the 386 spaces as depicted on the parking calculations section of the site plan. Please adjust the parking calculations section to show 378 parking spaces.
4. The RV parking space inventory county of 380 spaces under the parking calculations section of the site plan does not reflect the actual number of RV inventory spaces shown on the site plan. Please update the numbers to reflect what is on the site plan.
5. Sidewalks may be required along S. Jenkins Road and Graham Road.
6. A tree protection and mitigation plan must be submitted that follows the rules and regulations of City Code 22-194, Tree Protection and Mitigation.
7. Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

Please provide a written response to all TRC comments and provide submittal of all new materials by April 30, 2018 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Camping World Site Plan – 2191 Jenkins Road
TRC No. 18-07000003**

DATE : April 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Conditional Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

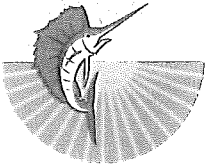
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

The following conditions are recommended to be addressed prior to proceeding to the City Commission for final approval:

1. Revise the width of the customer and employee parking from 9' to 9.5' in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances.
2. The applicant shall either relocate the proposed lake to the rear of the property or install a water feature such as fountains as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-34.
3. Revise the driveway apron located within the limits of the Jenkins Road right-of-way from asphalt to concrete per City of Fort Pierce Code of Ordinances Section 17-8.
4. The applicant shall construct a sidewalk along Jenkins Road as per the requirements of Saint Lucie County Engineering Department.

JRA/TST/tst 



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Camping World Rezoning – 2191 Jenkins Road
TRC No. 18-06000001**

DATE : April 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

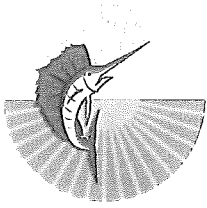
- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Rezoning Request | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Camping World FLU Amendment – 2191 Jenkins Road
TRC No. 18-99900001**

DATE : April 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> FLU Amendment Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Amendment Request | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\C\Camping World\Land Use Amendment\Submittal No. 1 - 040618\FLU Amendment Approval- 040618.docx




THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 2191 S. Jenkins Rd. – Camping World - Site Plan Rev., CU, Des. Review, & Conc. Review

DATE : April 19, 2018

Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT *Florida*



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 2191 S. Jenkins Rd. – Camping World - Future Land Use Map Amd.

DATE : April 19, 2018

The Building Official has no comment.

PT/km



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 2191 S. Jenkins Rd. – Camping World – Zoning Atlas Map Amd.

DATE : April 19, 2018

The Building Official has no comment.

PT/km



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Camper World-Gander Outdoors

REVIEW DATE: April 17, 2018

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~ Received 4/17/2018**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

5. **Show all hydrants used in the required fire flow calculations for the buildings and provide minimum spacing requirements and setbacks per NFPA 18.5.3.**

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfld.com

TO: Brandon Craegan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

SUBJECT: **Site Plan Review, Conditional Use, Design Review, & Concurrency Review –
Camping World– 2191 S. Jenkins Road**

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-0700003

The applicant is requesting rezoning and site plan approval for property located at 2191 S. Jenkins Road. The property consists of 5 parcels that are approximately 44.97 acres in combined size. The parcels currently have a City of Fort Pierce zoning of PD, Planned Development and a Future Land Use of RL, Low Density Residential.

The applicant is seeking approval to construct 80,241 Square Feet of retail, sales, and service facilities to allow for a Camping World/Gander Outdoors. The parcel IDs are as follows: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-444-0040-000-3.

Review Comments

1. The application suggests to the current site is 55.423 acres, whereas the proposed is 44.97. Please clarify this variation.
2. Site Lighting Plan provided is for an alternative site, therefore analysis of potential impacts to low-density residential district to the north cannot be performed.
3. The camper/RV display area does not provide any interior vehicular use area (IVUA) landscaping. The landscape plan does not demonstrate the areas intended for inclusion in the required IVUA landscaping calculations.
4. The applicant is encouraged to provide a water features within detention area/proposed lake as it fronts an arterial roadway. The applicant may further consider more creative shaping in the lake design, as an enhancement to the project entrance.
5. Sections of the internal driveway are rather wide, seemingly exceeding the maximum widths allowed.
6. The applicant is encouraged to consider advancing the proposed project as a Planned Development in an effort to improve compatibility with adjacent land uses, long range. The request for placement within the General Commercial zone would allow for commercial construction up to 65ft. in height, at a 60% lot coverage, adjacent to low density and medium density residential land uses.
7. The application does not provide a tree survey, or tree mitigation plan. The applicant is encouraged to preserve native trees, of appropriate size and health, incorporating within the site plan where feasible.

8. The applicant is encouraged to incorporate trees/shrub plantings along the south and east façades of the retail store to break up the expanse of wall areas absent of windows or doors, and augment the scale and design of these façades.
9. The landscape plan should incorporate a hedge or shrubs along the western property line, where a vehicular use area abuts a ROW.
10. The site plan included within the application packet is marked “conceptual”.
11. The proposed parking stall widths are 9ft. The applicant is encouraged to increase this width.
12. The City is encouraged to review the presented traffic impact report as it relates to consideration of a south bound turn lane into the facility, especially in consideration of the anticipated vehicle sizes anticipated to enter/exit the project. The site plan rendering demonstrates intention to shorten the current south bound turn lane servicing Samuel Gaines K-8 School. Please advise as to any review comments from the SLC School District.
13. The demonstrated loading area faces Jenkins Road, as the primary ROW. The applicant is encouraged to shift this area to the west side of the retail center, enhancing the eastern building façade.
14. The applicant is encouraged to incorporate interior parking lot sidewalk connections, in addition to a sidewalk connection to the adjacent ROW.
15. The site plan included does not demonstrate installation of sidewalks along Jenkins or Graham Rds.
16. The applicant is encouraged to consider relocation of the proposed dumpster location is between the building façade and the adjacent right-of-way along Jenkins Road.
17. The applicant is encouraged to consider additional buffering along the northern property line, for future phases, based upon the adjacent land uses.
18. Has the applicant conducted a Neighborhood Meeting? If not, the applicant is encouraged to do so, as the requests encompass a Land Use & Rezoning of the site.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.

TO: Brandon Craegan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

SUBJECT: **Future Land Use Map Amendment – Camping World – 2191 S. Jenkins Road**

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-07000004

The applicant is requesting a Large Scale Future Land Use Map Amendment for property located at 2191 S. Jenkins Road. The property consists of 5 parcels that are approximately 44.97 acres in combined size. The parcels currently have a City of Fort Pierce zoning of PD, Planned Development and a Future Land Use of RL, Low Density Residential.

The applicant is seeking a change in the Future Land Use to GC, General Commercial to allow for the development of a Camping World/Gander Outdoors. There's a concurrent request for rezoning to C-3, General Commercial and Site Plan approval. The parcel IDs are as follows: 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-444-0040-000-3.

Review Comments

1. The application suggests to the current site is 55.423 acres, whereas the proposed is 44.97. Please clarify this variation.
2. Transportation Analysis 1,900,000 sf. Significant link Jenkins Road - Maintenans LOS DDistance separation between access points on Dixieland Drive.

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 1,958,893 square feet allowed under the proposed future land use and the Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 292 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c**. The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 64,869 new daily trips. There will be 2,627 net new AM peak hour trips with 2,161 trips entering the project and 466 trips exiting the project. The project will generate 5,695 net new PM peak hour trips with 1,495 trips entering the project and 4,200 trips exiting the project.

The project likely would take until 2040 or 22 years to buildout nearly 2,000,000 square feet of medical office. Assuming it takes 2 years to obtain all necessary permits and start construction approximately 15% or 293,834 square feet could be anticipated. The five-year Trip Generation is shown in **Table 2**.

3. Proportionate Fair Share Agreement to Jenkins Road, and intersection of Graham/Jenkins, Graham/Kings Highway, or Orange/Jenkins.

4. Neighborhood Meeting?

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: CAMPING WOLD
Subject: SITE PLAN
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 50 feet from the property lines.
2. A review of the traffic study by an outside party will be required at the cost of the applicant. The County will work with outside consultants to get pricing.
3. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication of 40 feet will be required along Jenkins Road.
4. A 6' sidewalk will be required within the Right-of-Way along Jenkins Road and Graham Road that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
5. A 50 foot corner clip will be required at the northeast corner of the site located at the intersection of Graham Road and Jenkins Road.
6. Please provide detailed roadway plans showing the dimensions of the proposed roadway improvements on Jenkins Road.
7. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Joanne Mitchell at 772-462-2824 for more information.
8. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Grant Chambers, P.E. at 772-462-2741 for more information.
9. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.
10. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: CAMPING WOLD
Subject: Zoning Atlas Map Amendment
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. County Engineering has no comments regarding the Zoning Atlas Map amendment at this time.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: CAMPING WOLD
Subject: FLU Amendment
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. County Engineering has no comments regarding the FLU Map amendment at this time.

**Project: CAMPING WORLD – DEVELOPMENT -
LAND USE AND ZONING REVIEW**

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date April 17, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) In the surveyors notes number one I think the sentence is incomplete. Please check.
- 2) Surveyors notes number eight, hereon is misspelled in two places.
- 3) Please add to the notes. "The expected use of the survey and map is commercial."
- 4) Note one when completed may take care of this comment. Please add this statement to the notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 5) On the survey at the SW corner it is labeled as Parcels 1, 2, 3 and 4 (Drainage ditch & ***Grave*** beds). I think you meant ***Grove*** Beds.
- 6) Within the legal description. Less and Except Parcel 1, first sentence point is misspelled.
- 7) The description for the less and except parcel 1 does not close. Also show the bearings and distances on the lines called for in the description. The problem is I think is the centerline of I-95 is nor parallel to the east r/w line. The north and south line calls of 34 feet should make these line parallel. Please check.
- 8) The description for the less and except parcel 2 does not close. Please verify.
- 9) Please verify the closures on all of the less and except parcels.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)

Fort Pierce Utilities Authority Comments

Camping World

W/WW Engineering: Water and wastewater are available for this site. Please contact James Carnes, P.E. with any questions at (772) 466-1600 x 3472

Electric & Gas Engineering: Electric, Gas & High Speed Internet via Fiber Optics and located on the east side of Jenkins Road and are available to serve this site. Please see contacts below for each utility.

Electric: Sal Scimeca (772)466-1600x6957

Gas: Anna Johnson (772)466-1600x4705

High Speed Internet: (772)466-1600x3310