



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, & Conditional Use
 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 to construct 80,241 square feet of retail, sales, and service facilities along with a conditional use for the ability to perform general vehicle repair on site.

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

Proposed Future Land Use: GC, General Commercial

Surrounding Zoning:

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

Staff Analysis:

Request

In accordance with Section 22-22, 22-31, 22-58, 22-59, & 22-76 of the City Code, the applicant is requesting the review and approval of a Development Review, & Design Review, to construct 80,241 square feet of retail, sales, and service facilities along with a Conditional Use for the ability to perform general vehicle repair on site. The subject site consists of 5 parcels of land that are approximately 44.97 acre in total size, and located at approximately 2191 S. Jenkins Road. In conjunction with this request, there are two other applications that are going through the review process. The first is an Application for Zoning Atlas Map Amendment that seeks to change the zoning from PD, Planned Development to C-3, General Commercial. The second is an Application for Future Land Use Map Amendment that seeks to change the Future Land Use from RL, Low Density Residential to GC, General Commercial.

Project Detail

The proposed Site Plan includes a 47, 456 square foot Gander Outdoors retail building, a 17,750 square foot Camping World sales/retail building, & a 15,035 square foot Camping World service center for a total development of 80,241 square foot. The application includes 5 parcels of land that are approximately 44.97 acres in total size. With that said the development will only commence on approximately 26.63 acres of land. The remaining 18.34 acres may be used for a future commercial development.

Design

The proposed building height has not been set according to the site plan as it only indicates the builds will be one story each. The maximum height in the C-3, General Commercial zoning district is 65 feet and the buildings will not exceed that height. The building design is of a modern character with the customer entrances incorporating various design features. The store front features performance glass, branding wall with architectural wood siding, a stone base veneer, and a metal frame canopy at the RV entry as well as the main entries. The closet comparison to this building in the area would be the Home Depot that is located close by at the corner of South Jenkins Road & Okeechobee Road.

Site & Landscape Plan

Vehicular access to the site is provided via full-access two-way driveway that will be located on Jenkins Road. To the south of the proposed site are Samuel Gains Academy, the Treasure Cay apartment complex, and the commercial center that houses Sonic, Home Depot, Waffle House, Race Track gas station, Walgreens, and Chick-fil-A. To the north is the recently annexed Celebration Pointe that is currently under construction.

A total of three hundred forty two (342) parking spaces (eight of which are handicapped-accessible) and thirty six (36) RV parking stall for customers will be provided. The required total number of spaces is three hundred twenty one (321) spaces and the applicant is providing a surplus of fifty seven (57) parking spaces. There will also be RV inventory parking which will total to four hundred thirty two (432) spaces.

The applicant would like to conduct general vehicle repair as part of the proposed development. General vehicle repair is considered a conditional use in the C-3, General Commercial zoning district. General vehicle

repair consists of, but is not limited to vehicle painting and major engine work. The applicant would like to have the ability to service their inventory & customers vehicles like any automobile dealership.

St. Lucie County has required that the applicant dedicate forty (40) feet of right-of-way (R.O.W.) along Jenkins Road because it is on the County's right-of-way (R.O.W.) protection plan. St. Lucie County has also required a fifty (50) foot corner clip at the corner of Jenkins Road and Graham Road. The applicant has made the changes to the plans to satisfy both of these requirements. Additionally sidewalks are required along both Jenkins Road and Graham road. Since both roads are under St. Lucie County jurisdiction to applicant will need to work with the County to satisfy their sidewalk requirements. St. Lucie County will decide if the sidewalks will be installed or if they will accept a payment-in-lieu.

The presented landscape plan is consistent with City Code 22-187, General Landscaping Requirements. The applicant will provide the following:

Vehicular Use Area Landscaping Adjacent to R.O.W (East Buffer)

Trees = 13 Trees

Shrubs = 196 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W (South Buffer)

Trees = 68 Trees

Shrubs = 798 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W (West Buffer)

Trees = 40 Trees (relocating to the north, south, and east buffers)

Shrubs = 0 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W (North Buffer)

Trees = 30 Trees

Shrubs = 293 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W (North East Buffer)

Trees = 61 Trees

Shrubs = 909 Shrubs

Interior Vehicular Use Area

Trees = 150 Trees

Total

Trees = 362 Trees

Shrubs = 2,196 Shrubs

The applicant has not provided a tree protection and mitigation plan pursuant to City Code 22-194, Tree Protection and Mitigation. The applicant has stated that they will provide this prior to the City Commission Meeting. The Photometric Survey provided is compliant with City Code 22-60(j)(1)(a.)

The surface water management system for the project will collect site runoff in a series of catch basins, which will route the runoff to the proposed wet detention area that is located along South Jenkins Road to the south

of the site. The applicant will provide a water feature so that their proposed drainage lake can be situated in the front of the development. Upon construction the applicants will need to follow City Code 17-34(c)(2), Retention/Detention & Conveyance Facilities to ensure that the proposed drainage lake complies with all stipulations of the code.

Traffic

The traffic impact study provided by the applicant determined that a total of 64,896 additional daily trips will be generated by the proposed project. Of these trips, 2,627 AM peak hour and 5,695 PM peak hour trips will be dispersed onto the surrounding roadway network. St. Lucie County has requested that a second traffic study be conducted by the applicant. Once the second study has been performed, County staff will review and determine if impacts from the proposed development will need to be addressed like the installation of deceleration and turning lanes.

Technical Review Committee:

All affected City Departments have reviewed the proposed Applications for Development Review, Design Review, & Conditional Use 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:

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

Public Notification:

Twenty one (21) letters were mailed to property owners within 500 feet of the subject properties. As of May 23, 2018 one (1) letter has been received in support of the proposed development. An update will be given at the City Commission meeting.

Staff Recommendation:

The requested Applications for Development Review, Design Review, & Conditional Use meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan pending the approval of the Zoning Atlas Map Amendment and the Future Land Use Map Amendment; therefore Staff recommends that the City Commission approve the request with the following conditions:

1. Coordinate with St. Lucie County for the installation or payment-in-lieu for sidewalks along South Jenkins Road and Graham Road.
2. Submit a tree protection and mitigation plan pursuant to City Code 22-194, Tree Protection and Mitigation prior to the 2nd readings of the Zoning Atlas Map Amendment and Future Land Use Map Amendment.
3. Before a CO is issued, please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

4. A Unity of Title will be needed prior to the issuance of a Building Permit.
5. That both the Zoning Atlas Map Amendment and Future Land Use Map Amendment are approved by the City Commission.