



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Conditional Use**
Wilson Vehicle Storage
2422-601-0001-000-4

DATE: January 11, 2019

STAFF REPORT

Property Owner/Applicant: John & Sandra Wilson
 5245 Loggerhead Place
 Fort Pierce, FL 34949

Representative: Greg Boggs
 100 Avenue A, Suite 2E
 Fort Pierce, FL 34950

Requested Action: Approval with Conditions of a Conditional Use for a Vehicle Storage Lot

Site Location: Corner of South 3rd Street & Indian Hills Blvd

Parcel ID: 2422-601-0001-000-4

Parcel Size: .54 acres

Current Zoning: C-3, General Commercial

Future Land Use: GC, General Commercial

Surrounding Zoning

North	East	South	West
C-3	R-2	C-3	C-3

Staff Analysis:

In accordance with Section 22-22, 22-31, & 22-75 of the City Code, the applicant is requesting the review and approval of a Conditional Use with no new construction, for the operation of a vehicle storage lot on a vacant piece of property located at the corner of 3rd Street and Indian Hills Drive. The property has a zoning of C-3, General Commercial and a Future Land Use of GC, General Commercial. The applicants would like to set up this vehicle storage lot so that they may keep their vehicle inventory for their business safe from vandalism and theft. A vehicle storage lot is a Conditional Use in the C-3, General Commercial zoning district and requires approval by the City Commission.

The areas that surround the parcel to the north, south, and west have a zoning of C-3, General Commercial and the properties to the east have a zoning of R-2, Single Family Intermediate Density. The applicant will provide a 6 foot black painted or coated chain link fence. The applicant will also provide nine (9) trees as well as one hundred two (102) shrubs around the property along both Indian Hills Blvd & South 3rd Street. The trees will be four (4) Gumbo Limbo and five (5) Live Oaks, while all of the shrubs will be Red Tip Cocoplum. A sidewalk will be provided along Indian Hills Blvd and the applicant will be meeting with the Engineering department to determine the feasibility of construction of a sidewalk along South 3rd Street. If a sidewalk cannot be constructed then payment in lieu would be required pursuant to City Code 22-62 (f). The applicant has not provided a lighting plan and will need to provide this at the time of building permit.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

Planning Board:

The Planning Board at their meeting on December 11, 2018 voted 5-0 to recommend approval of the request as presented.

Public Notification:

27 letters were sent out to property owners within 500 feet of the subject property. As of January 11, 2019 no letters have been returned. An update will be given at the City Commission meeting on January 22, 2019.

Staff Comments:

The proposed Conditional Use with no new construction meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the City Commission for **approve** the request with the following conditions

1. A lighting plan or photometric survey that demonstrates compliance with City Code 22-60 (j)(1)(a) must be submitted with the building permit.
2. Provide a 5 foot wide concrete sidewalk along South 3rd Street. This sidewalk shall extend to the limits of the property.
3. At time of Building Permit submittal, the applicant shall provide detailed drawings complete with sidewalk and driveway construction information.

4. Ensure that all outstanding Code or Building Department violations are resolved prior to the submittal of the building permit for site improvements.
5. The Cocoplum hedge extend around the total perimeter of the property.