



**TO:** Nicholas Mimms, P.E, City Manager

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

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

**SUBJECT:** **Application for Subdivision Review – Final Plat  
 Camping World & Gander Outdoors  
 2121 & 2123 S. Jenkins Road**

**DATE:** March 20, 2019

**STAFF REPORT**

**Owner(s)/Applicant(s):** Structured Rea Ft Pierce LLC  
 171 N. Aberdeen Street, Suite 400  
 Chicago, IL 60607

**Representative:** Brad Currie  
 Engineering, Design, & Construction, INC  
 10250 SW Village Parkway, Suite 201  
 Port St. Lucie, FL 34987

**Requested Action:** Approval of Final Plat with condition for 5 parcels of land apart of the Camping World & Gander Outdoor development

**Location:** 2121 & 2123 S. Jenkins Road

**Parcel IDs:** 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8, & 2313-443-0000-000-8

**Collective Size:** 44.97 acres

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

**Current 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)

**Request:**

The applicant is requesting the review and approval of a Final Plat application at the site of the Camping World & Gander Outdoor development located at 2121 & 2123 S. Jenkins Road. This project is on approximately 44.97 acres of land. The project will consist of a Camping World & Gander Outdoors development. The Final Plat will consist of four (4) tracts, one (1) road tract and one (1) water management tract. Staff has reviewed the Final Plat according to code Section 18-10 (b) Final Plat Specifications and has determined these code requirements are met.

**History/Analysis:**

On June 4, 2018 the City Commission approved the final site plan for the Camping World & Gander Outdoors commercial development. The development will not commence on the whole entire 44.97 acres of property and will only be developed on approximately 33 acres. Because of this the property owners wish to plat the property so that Camping World and Gander Outdoors can be developed on tract 2 leaving tract 1 & 3 to be used for future commercial developments. The water management tract and roadway tract will also be apart of the development. Tract 4, which is approximately 40 feet wide will eventually be deeded to St. Lucie County to satisfy the future widening of Jenkins Road.

**Technical Review Committee:**

All affected departments have reviewed the proposed Final Plat, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City of Fort Pierce Engineering Department and Northstar Geomatics to ensure that the plat conforms with the rules and regulations regarding the platting of land in the State of Florida.

**Staff Recommendation:**

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.