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**TO:** Nicholas Mimms, P.E., ICMA-CM, City Manager

**THROUGH:** Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

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

**RE:** **Application for Zoning Atlas Map Amendment  
Kings Highway Commerce Park**

**BOARD DATE:** July 19, 2021

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**STAFF REPORT**

**Property Owner** R.V. Development, LLC/Great American RV Prop LLC  
547 Wash Roberts Lane  
McMinnville, TN 37110

Grady Sapp  
2421 Peters Road  
Fort Pierce, FL 34945

Kings Hwy Commerce Park LLC/King Highway Commercial South LLC  
18860 Loxahatchee River Road  
Jupiter, Florida 33458

Australian Properties LLC  
PO Box 14049  
Fort Pierce, FL 34979

**Representative:** Jeff H. Iravani, Inc  
1934 Commerce Lane, Suite 5  
Jupiter, Florida 33458

**Requested Action:** Approval to Rezone six (6) parcels from Single Family, 2 du/acre (E-2) and three (3) parcels from General Commercial (C-3) to Commercial Parkway (CP-1)

**Site Location:** At or near 2496 S. Kings Highway (9 Parcels)

**Parcel IDs:** 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2,  
2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3,  
2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

**Existing Use:** Vacant

**Parcel Size:** 109.10 acres

**Current Future Land Use:** General Commercial (GC)

**Current Zoning:** Single Family, 2 du/acre (E-2)/General Commercial (C-3)

**Proposed Zoning:** Commercial Parkway (CP-1)

|                            | North                       | East                | South       | West     |
|----------------------------|-----------------------------|---------------------|-------------|----------|
| <b>Surrounding FLU:</b>    | RL (FP)<br>RU/COM (SLC)     | GC(FP)<br>Pending   | GC/MXD (FP) | RM (FP)  |
| <b>Surrounding Zoning:</b> | R-1 (FP)<br>RS-2/AG-1 (SLC) | C-3 (FP)<br>Pending | C-3 (FP)    | R-4 (FP) |

**Staff Analysis:**

**Request**

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code, the applicant is requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from Single Family, two (2) du/acre (E-2) for six (6) parcels and General Commercial (C-3) for three (3) parcels to Commercial Parkway (CP-1) to develop the site for a future warehouse/flex space development. Six (6) of the properties are currently completing the annexation process with the City. The applicant has also filed Development and Design Review applications for the proposed development that are being reviewed at the Technical Review Committee stage.

**Future Land Use and Zoning Designation Comparison**

The subject site currently has a Future Land Use of General Commercial (GC). The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks, and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. The applicant is seeking a Zoning designation of Commercial Parkway (CP-1) to be consistent with the development that will be proposed on the site.

The majority of the surrounding zoning is General Commercial (C-3) or properties that are currently undergoing a rezoning to C-3. There are a few properties that do have residential Zoning or agriculture Zoning (County), but current development trends suggest that those properties could change to a commercial or high density Future Land Use and Zoning in the future. This request is consistent with how the area is developing up to this point.

The traffic study concluded that the change in Zoning can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. The traffic study for the development proposal of the subject site is currently under review by the County. Due to the size of the project, roadway improvements will be required for that portion of the submittal. Discussions have already begun between the applicant and County on how to achieve those improvements. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Florida Department of Transportation (FDOT) reconstruction that includes road widening, intersection improvements, and drainage improvements. The needed improvements for this project would be to Peters Road to the east and White Road to the north. There has also been discussion on possibly realigning White Road with Pruitt Research Road (west of Kings Highway) and creating a lighted intersection.

### ***Standards for Review***

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

- (1) The amendment is consistent with the Comprehensive Plan.
- (2) The amendment will not have an adverse effect on the ability of the City to:
  - a. Satisfy land and water use needs; and
  - b. Meet transportation demands and provide community facilities and services.
- (3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding zoning designations. Due to the proposed development being a warehouse/flex space use, the zoning of C-3 is not as compatible as the CP-1 Zoning district. The CP-1 Zoning district also offers more flexibility when it comes to warehouse/flex space end users and is more suited for projects with large employment needs.

### ***Technical Review Committee***


All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

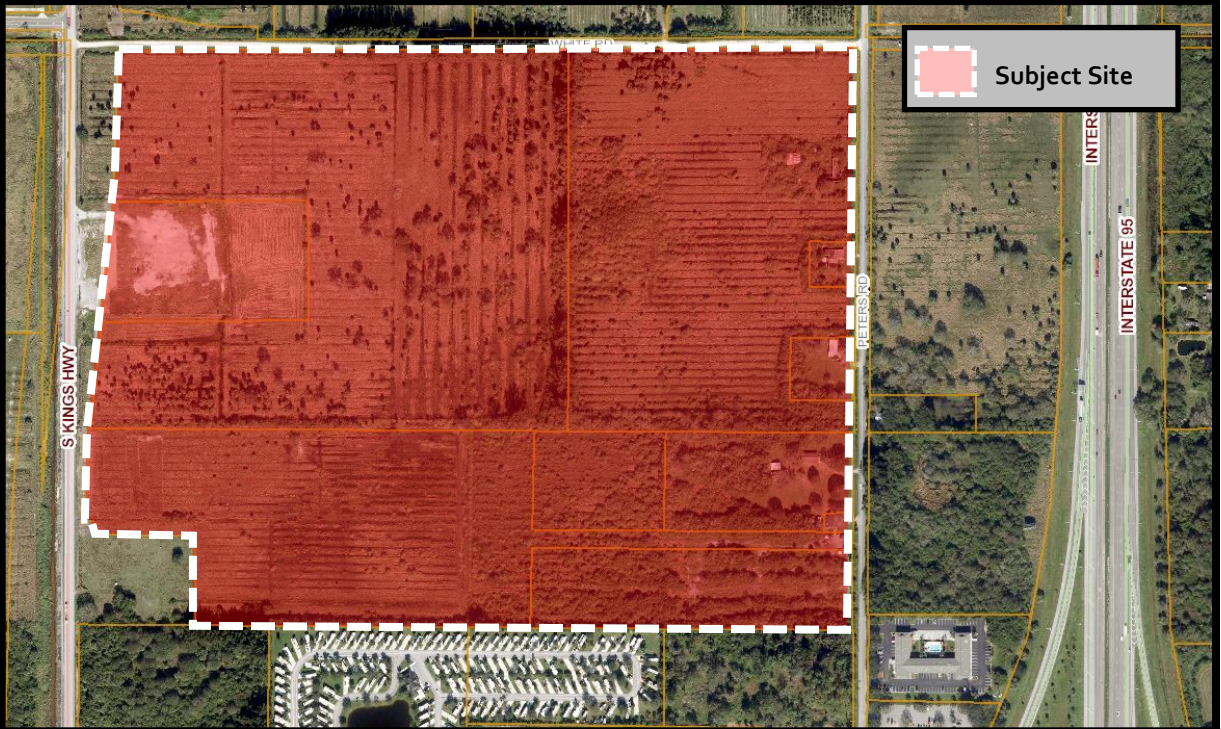
### ***Planning Board***

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

***Staff Recommendation Zoning Atlas Map Amendment***


The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; therefore Staff recommends **APPROVAL** of the request as presented.

 Subject Site



Zoning Atlas Amendment (9 Parcels)  
Kings Highway Commerce Park  
Aerial Map



 Subject Site

S KINGS HWY

PETERS RD

INTERST

INTERSTATE 95

RL

GC

GC  
Pending

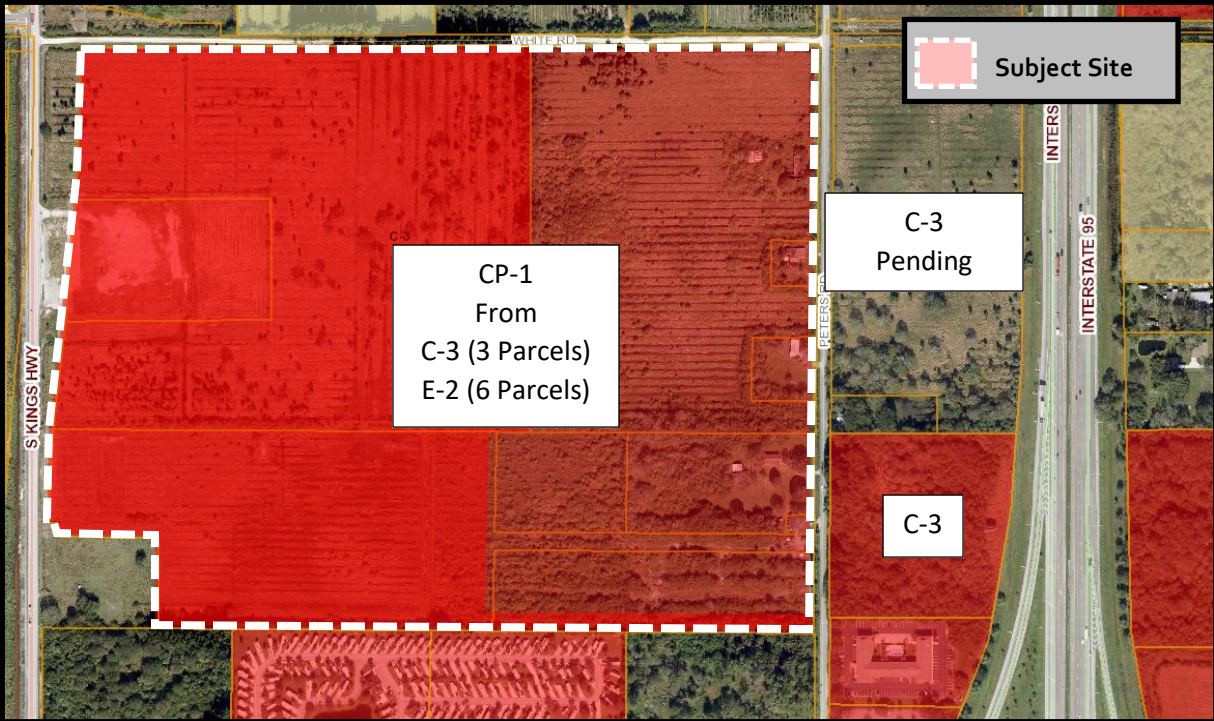
GC

GC



Zoning Atlas Amendment (9 Parcels)  
Kings Highway Commerce Park  
Future Land Use Map





**Zoning Atlas Amendment (9 Parcels)  
Kings Highway Commerce Park  
Zoning Map**





April 14, 2021

Jeff Irivani  
1934 Commerce Lane, Suite 5  
Jupiter, FL 33458

**Subject: Rezoning – Kings Highway Commercial Park  
Technical Review Project # 21-06000001**

**Fort Pierce Planning:**

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. The capacity analysis section of each rezoning application needs to be filled out in its entirety. Take the numbers that appear in each report that was mentioned for all of the required sections and input the numbers for the following categories, potable water, wastewater, solid waste, and transportation analysis.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

# City of Fort Pierce Engineering Comments

## Rezoning – Kings Highway Commerce Park

1. Engineering has no objection to the rezoning request. This approval does not include review of any site development proposals.



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**April 15, 2021**

Case # 20-0600005

Planner: Brandon Creagan

Rezoning

2496 South King's Hwy., Ft. Pierce (Kings Hwy Commerce Park)

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

April 14, 2021

**PROJECT:** Kings Highway Commercial Park - Rezone, 2496 South Kings Highway  
**REF:** TRC App. #20-06000005  
**TO:** Brandon Creagan, Jennifer Hofmeister  
**FROM:** David Hays

The following comments are offered by SLC Public Works Department as advisory to rezone for use as proposed:

1. Peters Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
2. White Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
3. The applicant has coordinated Kings Highway connections with FDOT and the County.
4. For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal