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

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

**RE:** Application for Zoning Atlas Map Amendment  
Macritchie Storage Ventures – 2192 Peters Road

**MEETING DATE:** December 20, 2021

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#### STAFF REPORT

**Property Owner** R.V. Development, LLC  
547 Wash Roberts Lane  
McMinnville, TN 37110

**Representative:** Macritchie Storage Ventures, LLC  
715 5th Avenue, SW, Suite 1700  
Calgary AB T2P 2X6, Canada

**Requested Action:** Approval to Rezone a parcel from Single Family, 2 du/acre (E-2) to General Commercial (C-3)

**Site Location:** 2192 Peters Road

**Parcel IDs:** 2313-432-0000-000-4

**Existing Use:** Vacant

**Parcel Size:** 17.83 acres

**Current  
Future Land Use:** Low Density Residential (RL)

**Current Zoning:** Single Family, 2 du/acre (E-2)

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

**Proposed Zoning:** General Commercial (C-3)

	North	East	South	West
<b>Surrounding FLU:</b>	RL (FP)	GC(FP)	GC (FP)	RU (SLC)
	RU (SLC)		Pending	
<b>Surrounding Zoning:</b>	E-2 (FP)	PD (FP)	C-3 (FP)	AR-1 (SLC)
	RS-2 (SLC)		Pending	

**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 (Rezoning) Map amendment from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV storage lot. In conjunction with the subject application, a petition for a Future Land Use Map Amendment from Low Density Residential (RL) to General Commercial (GC) is also being requested.

### ***Zoning Designation Comparison***

The subject site is currently zoned Single Family, two (2) dwelling units per acre (E-2). The E-2 classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than two (2) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should also be available.

The applicant is seeking a Zoning Atlas Map Amendment in order to allow for the development that will be proposed on the site. The C-3 zoning district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas but rather promote concentrations of commercial activities.

As the area is surrounded by land use that is either Commercial Parkway (CP-1), General Commercial (C-3) or Planned Development (PD) developed as Gander RV. The requested C-3 zoning classification is compatible with its surrounding uses. This area is experiencing multiple requests to annex into the city, in combination with both Future Land Use and Zoning map amendments to Commercial in the past few months. The subject request is consistent with these recent changes. There are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use 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. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

### ***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 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 land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

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

All affected City and County Departments have reviewed the proposed Zoning Atlas Map Amendment 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.

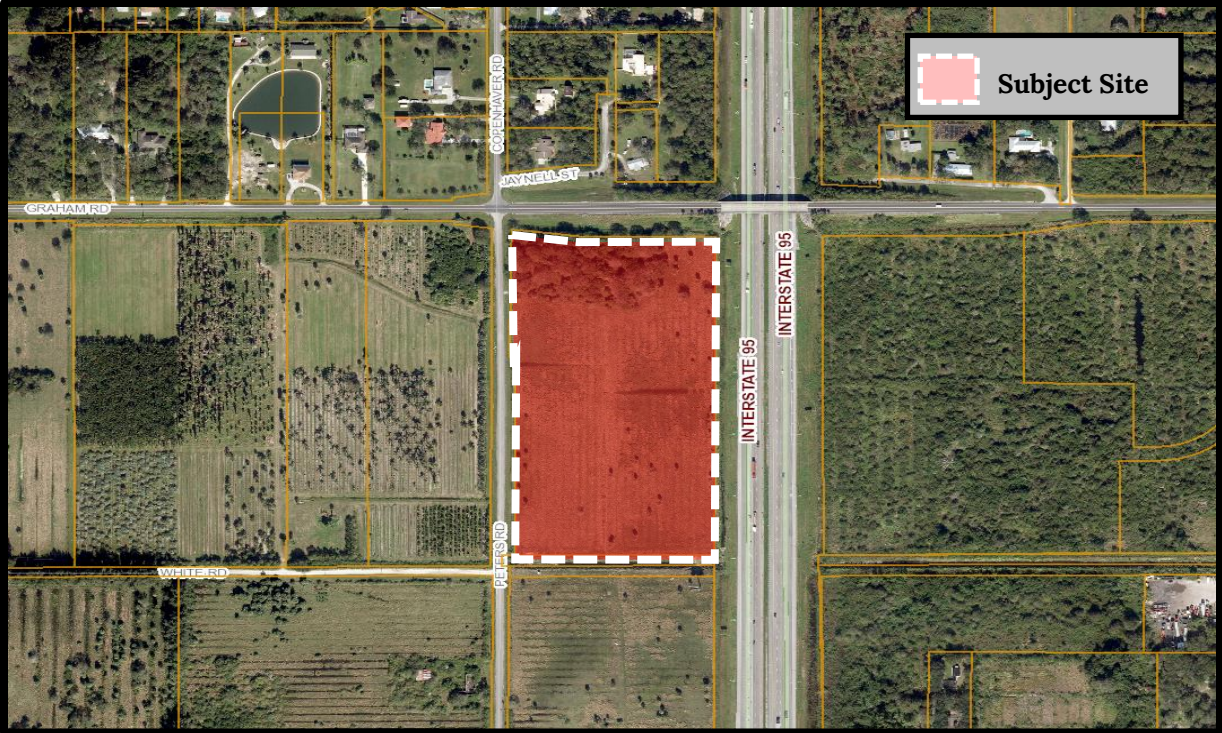
### ***Staff Recommendation Zoning Atlas Map Amendment***

The requested Application for Zoning 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. Staff recommends APPROVAL to the City Commission.

### ***Planning Board Recommendation***

The Planning Board at their July 14, 2021, Board meeting unanimously recommended Approval of the Zoning Atlas Map Amendment.

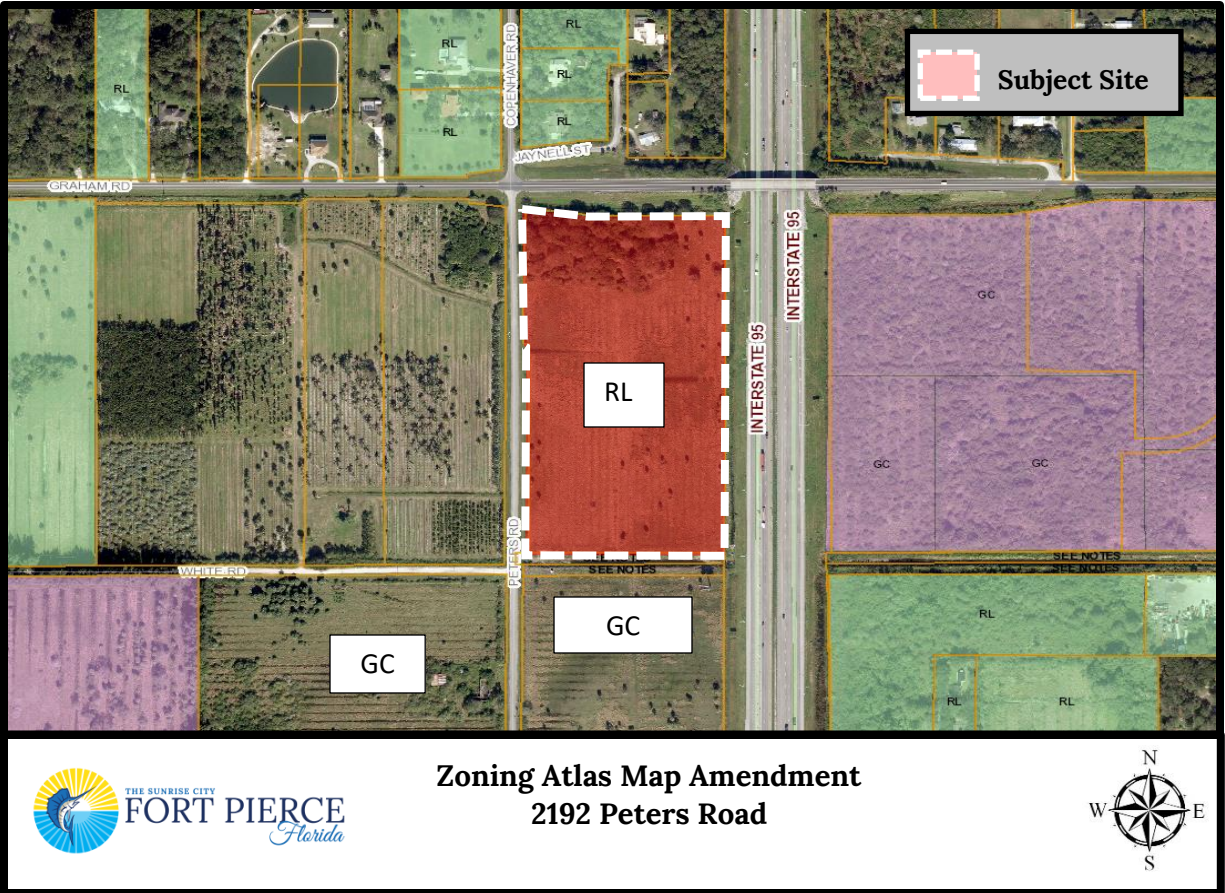
# LOCATION MAP



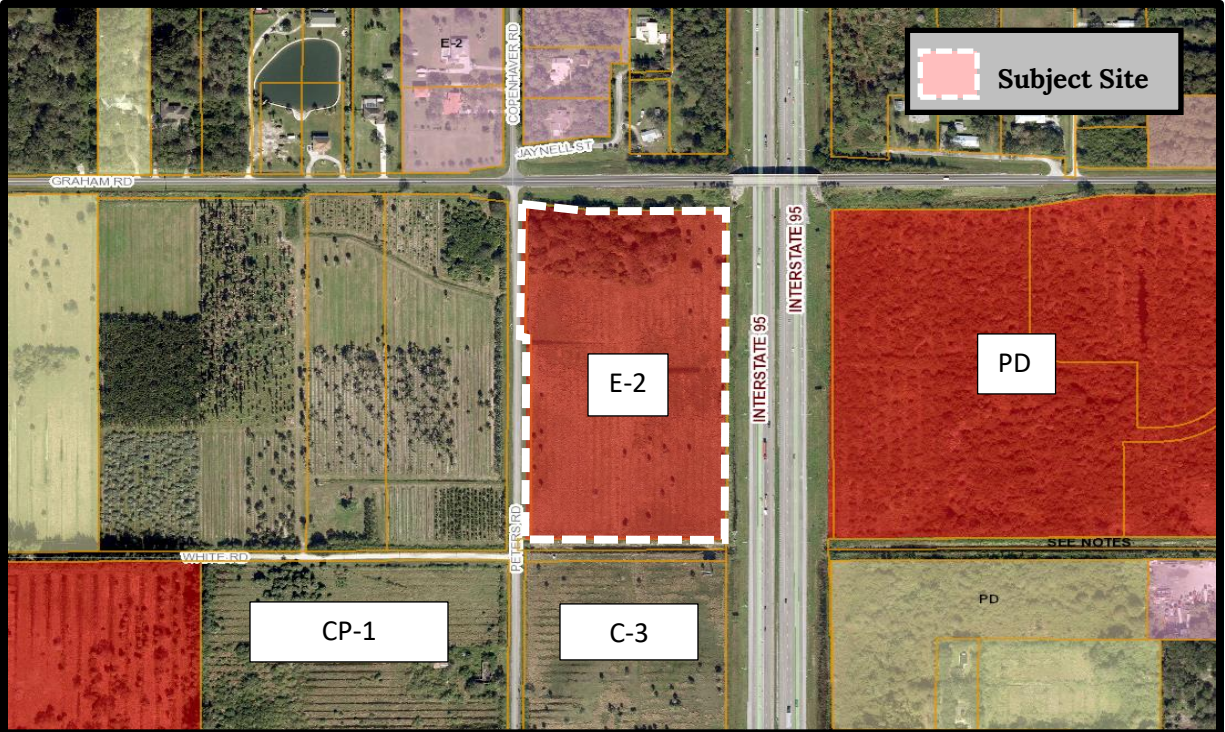
Zoning Atlas Map Amendment  
2192 Peters Road



# FUTURE LAND USE MAP



# ZONING MAP



**Zoning Atlas Map Amendment**  
**2192 Peters Road**





May 19, 2021

Blaine Bergstresser  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960

**Subject: FLUMA & Rezoning – 2192 Copenhaver Road  
Technical Review Project # 21-0600007**

**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. This review may take place at the Development Review stage.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

Florida

**To : Brandon Creagan, Planner**

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

*JRA*

**RE : Fort Pierce RV Storage Rezoning & FLU – 2192 Copenhaver Road  
TRC No. 21-0600007**

**DATE : May 13, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on May 12, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Rezoning & FLU 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 & FLU 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 advisory comments

ADVISORY COMMENTS:

1. The submitted survey was a photocopy. The applicant shall submit a certified boundary and topographic survey per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2 at time of site plan application.
2. Review of the development will occur at time of site plan application.

JRA/TST/tst

TST



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Future Land Use Map Amendment and Rezoning - RV Storage - 2192 Copenhaver Road

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature of the Building Official or Representative.

Date:

Handwritten date: 5/14/21



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

*Florida*

## Technical Review Committee meeting

**May 20, 2021**

Case # 21-06000007

Planner: Brandon Creagan

Future Land Use / Rezoning

2192 Copenhaver Rd., Ft. Pierce (RV Storage).

### **Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-06000007

RV Storage-2192 Copenhaver Rd

### Comments

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. See attached Utility map. FPUA will require a 15 feet utility easement at the southern end of the property for a future 12" water main. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Approved

Currently, existing electric service to the site (From Peters / Copenhaver Road). Please provide electric load information for the propose new services and AutoCAD drawing. Customer will be responsible for all transformer pads (if needed), conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca  
Engineering Technician II  
Electric and Gas Engineering  
1701 S. 37th Street, Fort Pierce, FL 34947  
[sscimeca@fpu.com](mailto:sscimeca@fpu.com)

Office: (772)466-1600 Ext. 6957

Please find attached a copy of the FPUA GIS map (Electric).

If the developer should have any questions, please have them contact me or the individual listed above.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpu.com](http://www.fpu.com)





**Legend**

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Fire Hydrant	Water
Fiber Optic Cable	Well	Raw Water
Potable Water Main	Lift Station	Waste Water
Raw Water Main	Overhead	
Wastewater Force Main	Pad Mount	
WW Gravity Main		

**Disclaimer:**  
*The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.*

**811**  
 Know what's below.  
 Call before you dig.

Date: 11/23/2020

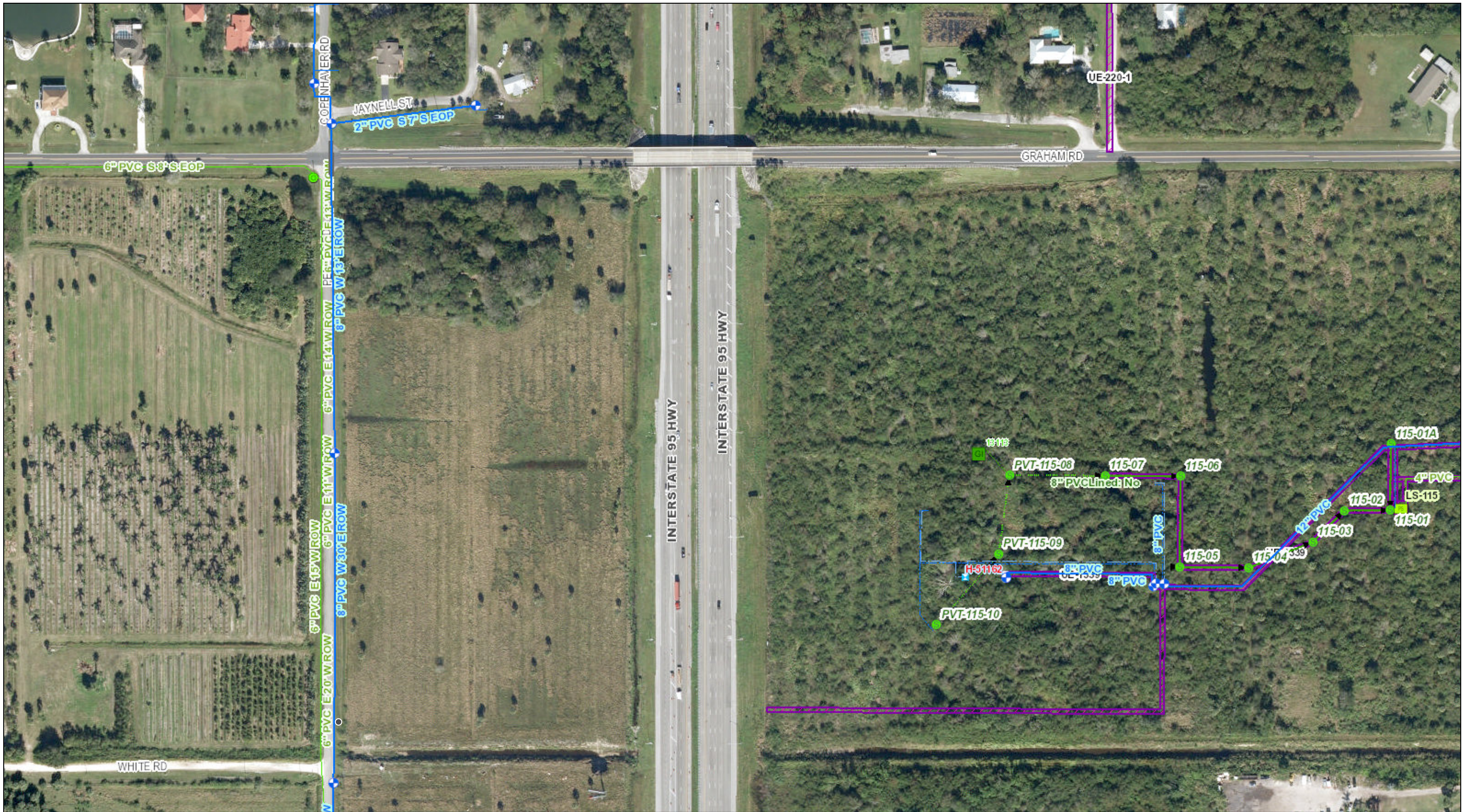
Create d By:  
 FPUA

**FPUA**  
 COMMUNITY PROUD

**FPUA Web Map**

1 inch = 273 feet

(772) 466-1600  
 FAX (772) 461-1938





Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Overhead
	Pad Mount
	Valves
	Gas
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station

**Disclaimer:**  
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Date: 2/8/2021  
 Created By: FPUA



  
**FPUA Web Map**  
 (772) 466-1600  
 FAX (772) 461-1938

1 inch = 222 feet  


May 18, 2021

**PROJECT:** RV Storage – 2192 Copenhaver Road  
**REF:** TRC App. #21-06000007  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered by SLC Public Works Department as advisory:

1. The project accesses onto a County Road. The road is an unimproved roadway and approval of projects on unimproved roadways should include improvement of the roadway to City standards.
2. There are several projects proposed on Peters Road (referred to by application as Copenhaver Road). As all projects will require construction of Peters Road, it is recommended the owners coordinate a meeting with the City and County to address the process together.
3. The traffic report will be reviewed by a third party through 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



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: 2192 Copenhaver Road (RV Storage)**

**REVIEW DATE: 5/11/2021**

**PLANNER: CREAGAN**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**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 <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
7. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
8. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto. Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet. Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.
9. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
11. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

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5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

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