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

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

**SUBJECT:** **Application for Conditional Use and Site Plan  
(Development and Design Review)  
Macritchie Storage Ventures – 2192 Peters Road**

**MEETING DATE:** January 3, 2022

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#### STAFF REPORT

**Property Owner:** RV Development LLC  
547 Wash Roberts Ln  
McMinnville, TN 37110

**Applicant/  
Representative** Macritchie Storage Ventures, LLC  
715 5<sup>th</sup> Avenue, SW, Suite 1700  
Calgary AB T2P 2X6, Canada

**Applicant's Request:** Approval to construct and operate a Recreational Vehicle (RV) storage lot with associated site improvements

**Location(s):** 2192 Peters Road

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

**Parcel Size:** 17.45 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) (In Process, concurrent application)

**Proposed Zoning:** General Commercial (C-3) (In Process, concurrent application)

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	North	East	South	West
<b>Surrounding FLUM:</b>	RL	GC	GC	RU
<b>Surrounding Zoning:</b>	E-2	C-3	C-3	AR-1

**Utilities:** FPUA

**Staff Analysis:**

***Request***

In accordance with Sections 125-187, 125-200, 125-237, 125-313, and 125-314 of the City Code, the applicant and representative are seeking Conditional Use with New Construction and Site Plan (Development and Design Review) to construct and operate an RV storage lot with an accessory office structure. Concurrent with the subject petition are Future Land Use and Zoning Atlas Map Amendment applications from Residential Low (RL) and Residential Single Family two (2) units per acre (E-2) to General Commercial (GC) and General Commercial (C-3), respectively.

***Conditional Use Approval***

The use as presented is considered a vehicle storage lot and as such requires a Conditional Use approval pursuant to City Code 125-187, allowed uses. Per City Code, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in the Code, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city. It is staff's professional opinion that the application meets the purpose and intent of the Conditional Use process and specific conditions that further the intent have been recommended.

**Site Plan (Development Review)**

Illustrated below is the proposed site plan. The applicant is proposing 503 covered RV parking spaces in addition to a sale's office that will serve on a temporary basis as the applicant has noted that the sales office will eventually be removed to allow for an automated operation. The site plan provides for extensive perimeter landscaping with an abundance of native plant material. In addition, the site plan calls for the creation of a wet detention pond with a water feature, and a tree protection area that will encompass approximately 3.03 acres on the northwest corner of the site.

Aside from the RV storage parking there will be a total of four (4) parking spaces provided for customers and employees, with one of these spaces being designated as a handicap accessible space. The parking and lighting plan as provided are compliant with City Code 125-315.



*Proposed Site Plan*



### ***Site Plan (Design Review)***

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

As there are no permanent buildings that are being developed on this site, the design review is reserved to how the site is presented and configured. Staff and the applicant have diligently worked to negotiate a landscape plan that will provide maximum vegetation to the site so that the subject RV storage lot is buffered from all sides of the property. Particular attention was given to shielding the site from view of Interstate 95 as much as possible. In addition to the landscape buffer and wet detention pond, covered parking is proposed for the RV storage area.



*Covered RV parking*

### ***Landscaping***

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 316 trees, which will feature the Florida Flame Red Maple, Southern Magnolia, Slash Pine, Laurel Oak, Southern Live Oak, and the Bald Cypress
- 327 Sabal Palm will be planted
- 1780 shrubs.
- Based on the number of trees that the applicant is providing, along with the tree protection area approx. 3.03 acres), tree mitigation is not required. If the tree protection area is developed in the future, then tree mitigation will be revisited.

### ***Traffic Analysis***

According to the Traffic Report, the project will generate approximately 91 trips. The rezoning will result in a reduction of 240 daily trips. Due to the nature of the proposal as a vehicle storage lot, St. Lucie County declined to move forward with a traffic study review of this site and are satisfied with the traffic report as presented by Kimley Horn. The applicant will be reconstructing Peters Road along the length of the property (extending from Graham Road almost to White Road). The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site and that no new turn lanes are warranted.

***Technical Review Committee***

All affected City and County Departments have reviewed the proposed applications 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***

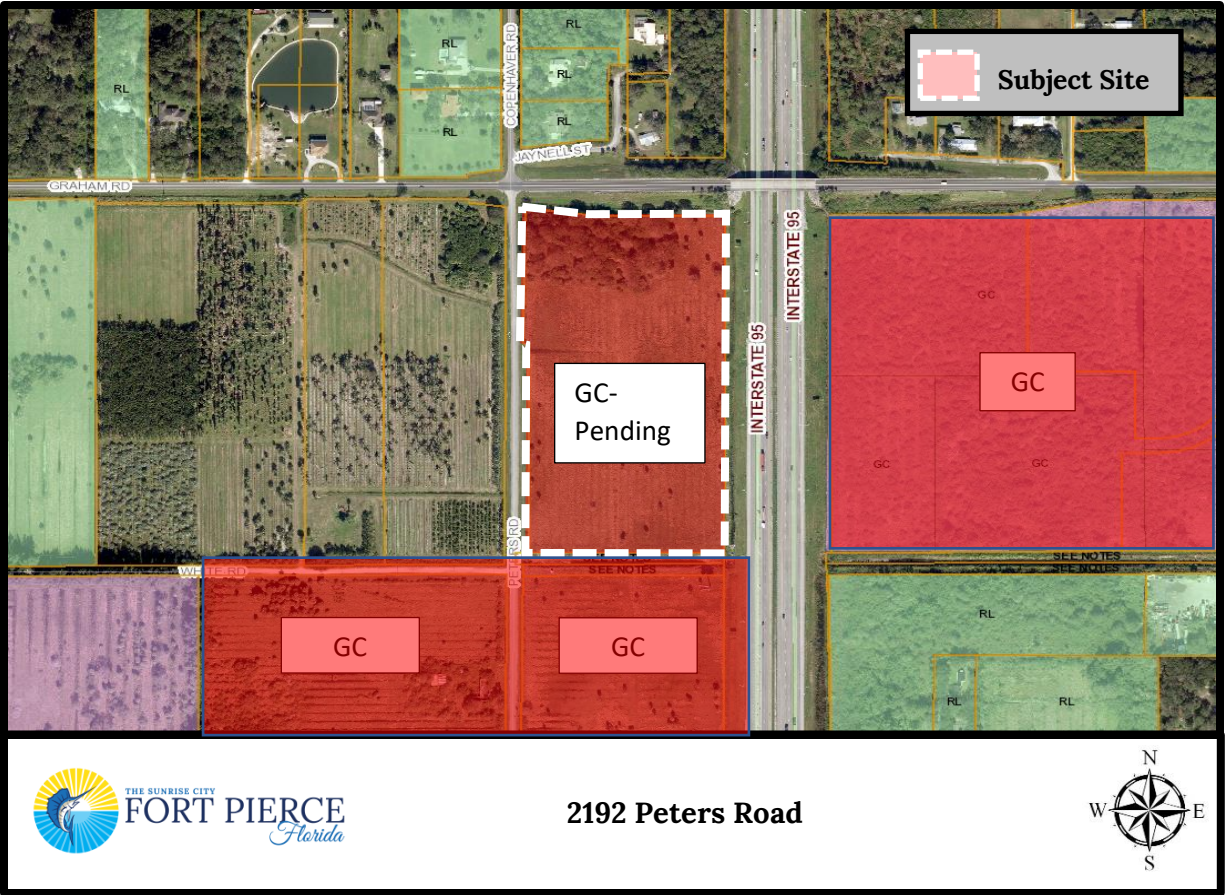
The requested Applications for Conditional Use with New Construction, and Site Plan (Development and Design Review) meet the criteria specified in Sections 125-187, 125-200, 125-237, 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the project with the following Conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. As the office building is being defined as temporary by the applicant, a Temporary Use Application with the Planning Department will need to be applied for on an annual basis until the building is removed from the site. This shall be provided during the compliance review performed by the Planning Department during the Building Permit process for the construction of the RV storage lot and be provided upon the expiration of each subsequent approval, if applicable.

***Planning Board Recommendation***

On September 13, 2021, the Planning Board unanimously recommended **APPROVAL** of the subject application.

# Future Land Use Map



# Zoning Map



2192 Peters Road





June 17, 2021

Macritchie Storage Ventures, LLC  
715 5<sup>th</sup> Avenue, SW, Suite 1700  
Calgary AB T2P 2X6, Canada

**Subject: Development Review – Peters Road RV Storage  
Technical Review Project # 21-0700013**

**Fort Pierce Planning:**

1. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a). Since there are only 4 customer parking spaces a minimum of 2 bicycle spaces needs to be provided.
2. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.
3. Typically, dry detention areas cannot front a right-of-way (I-95). In coordination with the City Engineering Department, a bioswale could be an alternate option as opposed to the dry detention and will help to create more landscaped area.
4. Sidewalks shall be provided along all rights-of-way pursuant to City Code 125-317
5. Provide a colored site plan (aerial overview) that also includes the landscaping, lakes, bioswales, etc.
6. Provide a water feature and littoral planting in the pond.
7. Colored rendering of the covered parking structures needs to be provided.
8. Make a note on the site plan that all spaces will be covered.
9. It is noted that a tree protection area is being provided. Would it be possible to put a conservation easement (or alternate type) on this area to ensure that it stays preserved?

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, Senior Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**TO : Brandon Creagan, Planner**

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

**RE : Fort Pierce RV Storage Site Plan – 2192 Copenhaver Road  
TRC No. 21-0400011**

**DATE : June 17, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan 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"/> Site Plan Approval w/cond. | <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 engineering conditions of approval

ENGINEERING COMMENT:

1. The submitted survey was a photocopy. Prior to placement on the city commission agenda, 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.

ADVISORY COMMENTS:

1. The project is bordered on the west and north by two Saint Lucie County roadways, Peters Road aka as Copenhaver Road and Graham Road. The applicant shall contact Saint Lucie County for information pertaining to required right-of-way donation and roadway improvements. At the minimum, installation of a sidewalk or contribution to the SLC sidewalk fund shall occur.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Natural Resource Assessment indicates that wetlands are present on the site as well as possible threatened species.

JRA/TST/tst  




**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 6.17.21  
**Property Address:** Site Plan and Conditional Use - RV Storage - 2192 Peters 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 7<sup>th</sup> 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:**


Building Official's or Representative's Signature \_\_\_\_\_ Date: 6/15/21



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

*Florida*

## Technical Review Committee meeting

**June 17, 2021**

Case # 21-07000013

Planner: Brandon Creagan

Conditional use / Site plan

2102 Peters 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 June 17, 2021

TECHNICAL REVIEW PROJECT # 21-04000011  
Development Review & Design Review-RV Storage-2192 Peters 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 / Copenhagen Road). Please provide electric load information for the proposed 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.

Thank you,  
Paul Laguerre  
Utility Designer  
Fort Pierce Utilities Authority  
1701 S. 37<sup>th</sup> Street  
Fort Pierce, Florida 34947  
Phone (772)466-1600 Ext. 6757  
Fax (772)461-1938  
[Plaguerre@fpu.com](mailto:Plaguerre@fpu.com)



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





**Legend**

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

**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

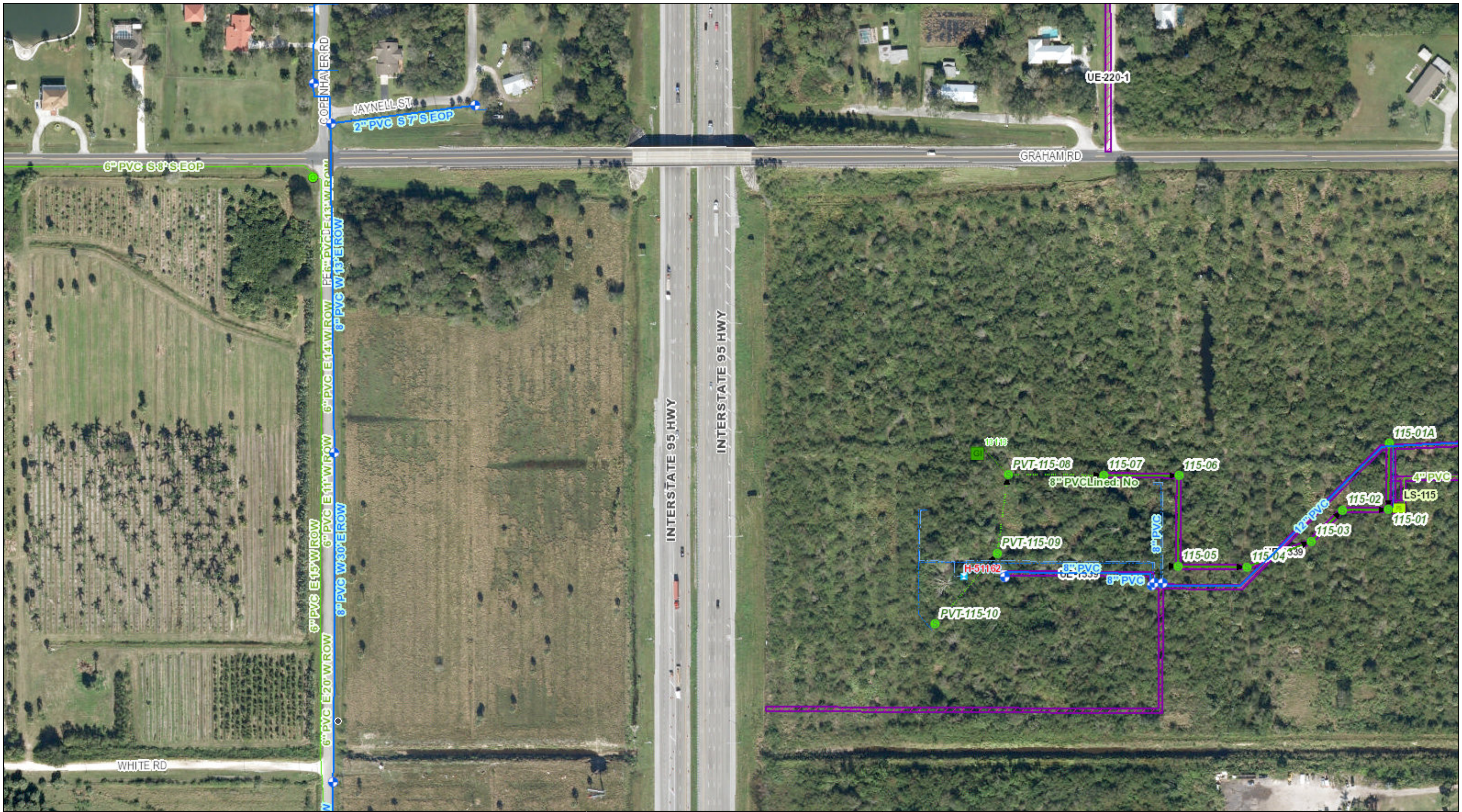
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 FPUA

**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

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Date: 2/8/2021

Created By:  
 FPUA



### FPUA Web Map

1 inch = 222 feet

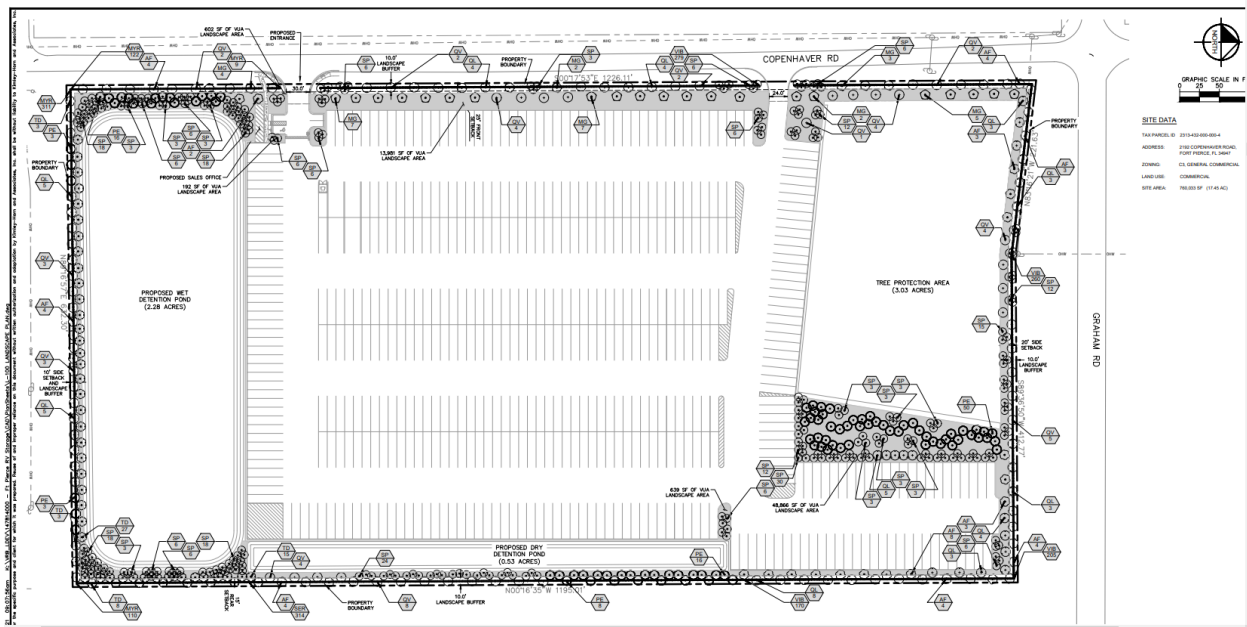
(772) 466-1600  
 FAX (772) 461-1938

# SLC Planning Comments

Kori Benton, AICP

## Development Review & Design Review - RV Storage - 2192 Peters Road

- Traffic Assessment, and related off-site improvements (Peters is a substandard roadway)
  - Improvements to Peters/Copenhaver – Bicycle Lane & Sidewalks: Per SLC LDC Section 7.05.04(B), all new developments within the unincorporated area of St. Lucie County or within municipalities that access County maintained roads and are constructing or reconstructing roads as part of the development shall be required to design and construct bike lanes. Bike lanes shall be constructed and dedicated to St. Lucie County in accordance with the St. Lucie County Public Works Standards.
- Sidewalk link(s) along Peters and review of Graham Road feasibility
- Interior Vehicular Use Area – Are the requirements off-set by the tree protection/preserve area?
- If a restricted access gate is proposed, please ensure adequate vehicle queuing area(s).
- In accordance with LDC Section 7.09.04(K), outdoor lighting shall be designed and arranged to shield public streets, highways, and all adjacent properties from direct glare or hazardous interference of any kind.
  - Staff encourages use of lower-level lighting (25ft. or less). Additionally, lighting for Peters/Copenhaver should be discussed as reconstruction design is considered.
- The applicant shall pay Impact Fees for the proposed development. The 2020-2021 Impact Fee Schedule is available on the County's website. The Impact Fee schedule is subject to change on 10/1/2021. Unlisted uses may be evaluated based upon trip generation for applicable fee rate. The County has undergone initial assessment for this use type, in coordination with Kimely-Horn previously.



# SLC Schools

Marty E. Sanders, P.E.

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

- As noted in the cover letter, the engineer is working thru the design of the adjacent roadway. The land development code requires that the developer construct sidewalks along the adjacent right-of-way. The plan should be revised to include sidewalks along Copenhaver/Peters Road and Graham Road.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.  
Growth Management, Land Acquisition & Inter-Governmental Relations  
School Board of St. Lucie County  
9461 Brandywine Lane, Room 2-303  
Port St. Lucie, FL 34986



9461 Brandywine Ln  
Port St Lucie, FL 34986



office 772.429.7547  
cell 772.216.5755



**St. Lucie** Transportation  
Planning  
Organization

Coco Vista Centre  
466 SW Port St. Lucie Blvd, Suite 111  
Port St. Lucie, Florida 34953  
772-462-1593 [www.stlucietpo.org](http://www.stlucietpo.org)

June 14, 2021

**VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Potential Transportation Impact Review  
RV Storage - 2192 Peters Road  
Fort Pierce, Florida**

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a Potential Transportation Impact Review with regard to the above-referenced proposed development. The proposed development consists of a recreational vehicle storage facility with parking for more than 500 recreational vehicles and an 880 square-foot mobile office on a 17.45-acre property. Based on the review, the following comment is provided:

- **Historical Growth Rate:** The "Traffic Impact Analysis" for the proposed development uses the BEBR Medium population growth rate projection for St. Lucie County to determine the background growth rate for the study area. The use of this growth rate projection does not "provide conservative results" that is claimed as it does not accurately reflect the historical trend of growth in St. Lucie County and underestimates the traffic projections. The BEBR High population growth rate projection should be applied on all of the roadway segments in this analysis to be consistent with the actual annual growth rate in the County since 1995 and with the SmartMoves 2045 Long Range Transportation Plan.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald  
Executive Director