



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

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

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Site Plan (Development and Design Review)
 Project Hurricane – 2398 Peters Road**

BOARD DATE: September 20, 2021

STAFF REPORT

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

**Applicant/
 Representative** Engineering, Design, & Construction Inc.
 10250 SW Village Parkway, Suite 201
 Port St. Lucie, FL 34987

Applicant’s Request: Approval to construct and operate a 39,200 square foot building for the retail sale and service of recreational vehicles (RVs) and golf carts with associated site improvements

Location(s): 2398 Peters Road

Parcel ID: 2324-122-0001-000-3 & 2324-123-0000-000-9

Parcel Size: 18.70 Acres

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

	North	East	South	West
Surrounding FLUM:	GC (Pending)	RL (FP) RU (SLC)	GC	GC
Surrounding Zoning:	C-3 (Pending)	PD (FP) RS-2 (RU)	C-3	CP-1

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-313, and 125-314 of the City Code, the property owner and applicant/representative are seeking Site Plan (Development and Design Review) approval to construct and operate a 39,200 square foot building for the retail sale and service of RVs and golf carts with associated site improvements. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

Site Plan

The project is proposing one (1) 39,200 square foot building proposed for retail sale and service of RVs and golf carts. The building itself will be divided into three (3) areas, consisting of 19,200 square feet of office/sales, 16,000 square feet of service bays, and 4,000 square feet for use as a body shop. All of the proposed uses are permitted by right pursuant to City Code 125-187, allowed uses.

The project will provide for 489 total parking spaces between both Phase One (1) and Phase Two (2) of the development including regular, golf cart, RV parking, and inventory spaces. Phase One (1) will involve the construction of the retail and service building and the construction of 421 parking spaces. Additionally, the initial phase will involve the construction of the retention lake, landscaping, and other associated site improvements. Phase Two (2) will consist of an additional 68 RV parking spaces. The provided lighting plan complies with the City's lighting standards as outlined in City Code 125-315 (j)(1)(a).

Landscaping

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

- 261 trees, which will feature the Eagleston Holly, DD Blanchard Magnolia, Slash Pine, Latural Oak, Live Oak, and the Bald Cypress
- 1,783 shrubs
- The applicant has provided a tree mitigation plan that details all trees to be removed, relocated, or that will remain in place. Based on the information provided the total tree mitigation required for this site will be 502 diameter at a diameter breast height (DBH). Based on the fee schedule and formula for calculating cost (Per Inch DBH * \$250), the mitigation cost would be \$125,500

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.

It is staff's professional opinion that the proposed design for the development is consistent with the built environment as most of the uses that surround the site are hotels, commercial sites and or vacant land that are proposed to be warehouse and distribution centers or RV storage lots. The proposed building elevation is articulated with varying roof heights and accents. The building architecture has a similar appearance to Camping World and Gander RV, which is located across this site to the northeast (across Interstate 95). The Landscape Plan will provide for a visual buffer on the perimeter of the site that helps to add an additional visual element to the site as well as a water feature in the proposed lake.

Traffic Analysis

According to the Traffic Report provided by the applicant, the project will generate approximately 422 trips. This also includes 48 AM peak hour trips and 60 PM peak hour trips. The traffic report provided by the application concludes that the current roadway links will operate at acceptable levels of service with the committed roadway network. St. Lucie County through their third-party reviewer Kimley-Horn reviewed this traffic study and after some requested revisions to the report, they have accepted and agree with the analysis conducted by the applicant's traffic reviewer, O'Rourke Engineering & Planning.

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.

Planning Board


The item is scheduled to be heard by the Planning Board on September 13, 2021. An update will be given at the City Commission meeting regarding the recommendation by the Board.

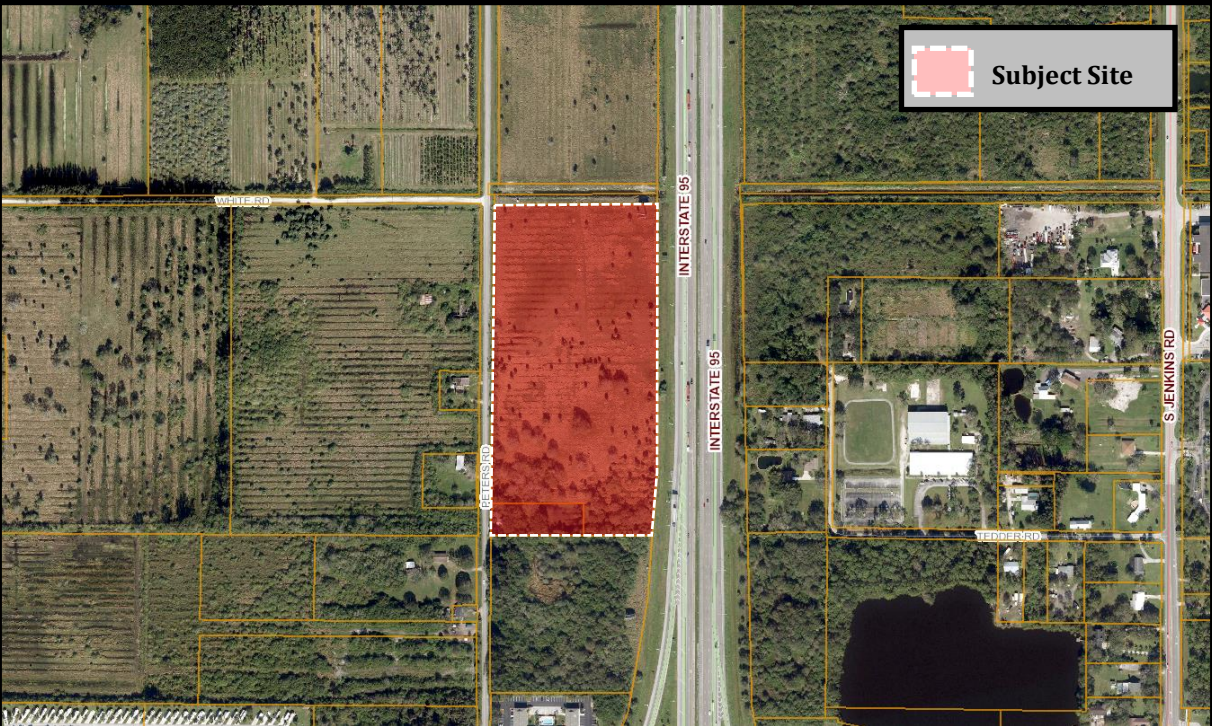
Staff Recommendation

The requested Site Plan (Development and Design Review) meet the criteria specified in Sections 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. The tree mitigation as outlined in the tree mitigation plan shall be paid before the issuance of a Building Permit.

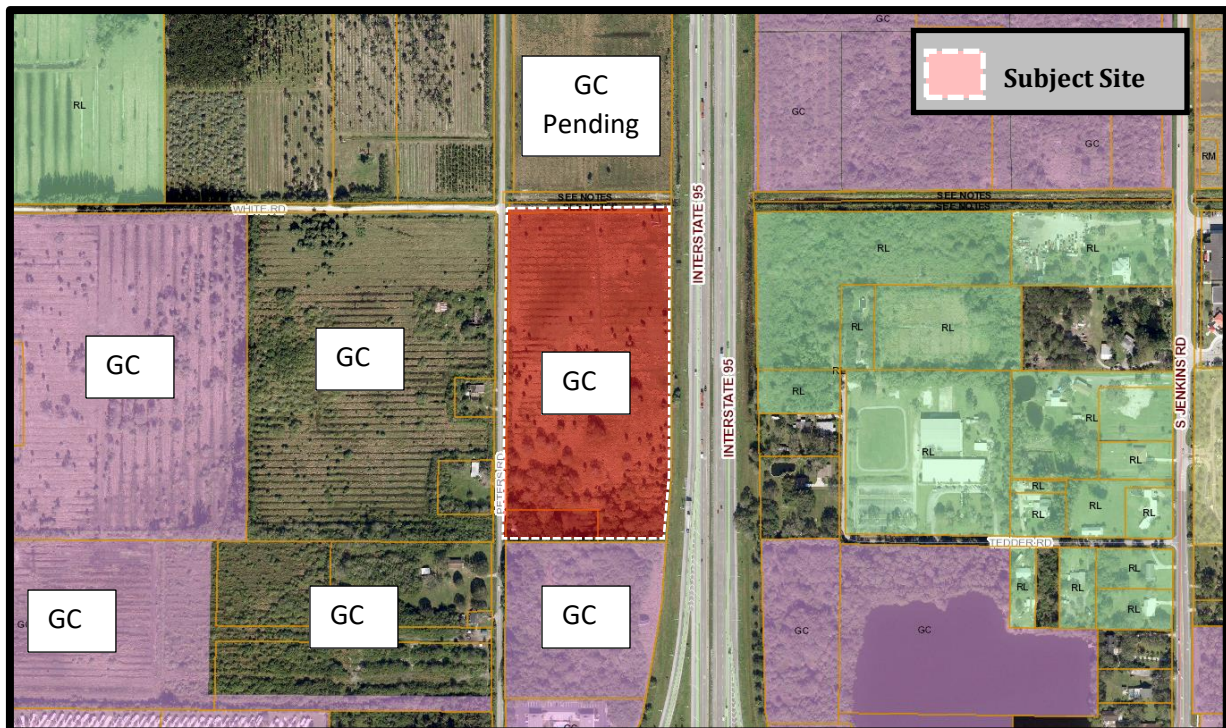
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

 Subject Site



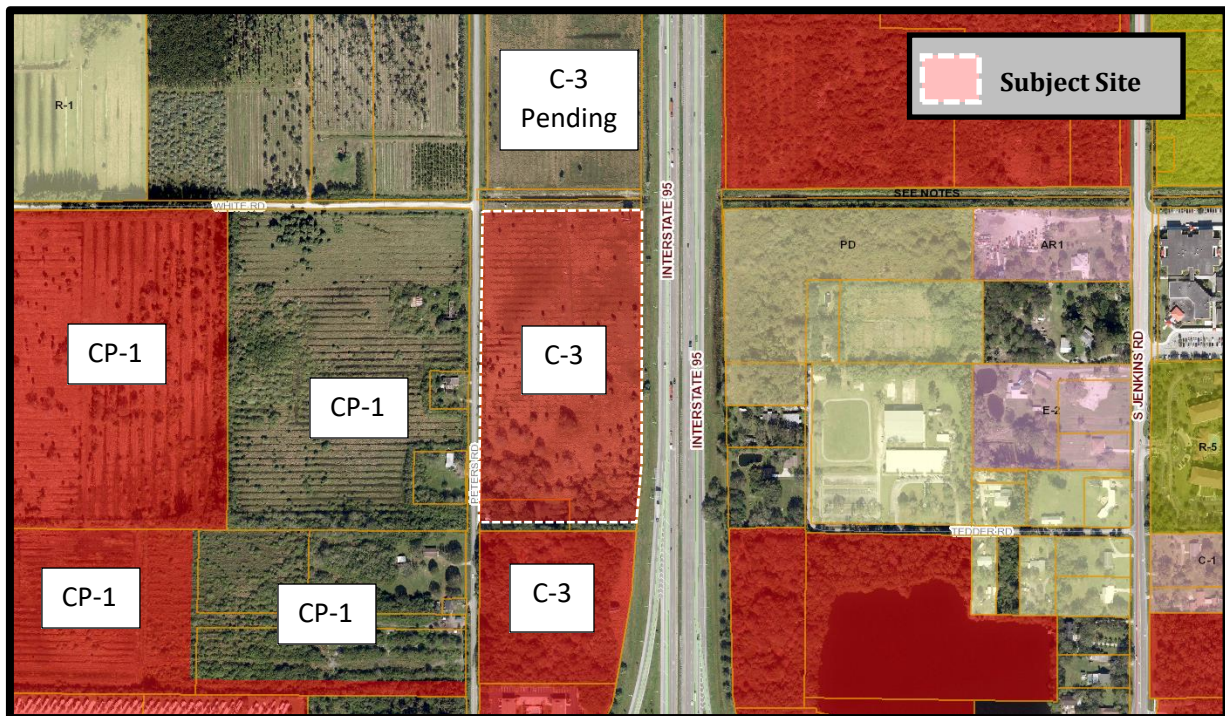
Development & Design Review
2398 Peters Road
Aerial Map





Development and Design Review
2398 Peters Road
Future Land Use Map





Development and Design Review
2398 Peters Road
Zoning Map





March 17, 2021

Brad Currie

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

**Subject: Development & Design Review – Project Hurricane
Technical Review Project # 21-07000003**

Fort Pierce Planning:

1. The property is going through the stages of have having the Future Land Use changed to General Commercial (GC) and the zoning changed to General Commercial (C-3).
2. In regard to the Design Review staff is requesting revisions to the elevations. As this building is being constructed along a major corridor/Interstate it is expected that the design of the building is above and beyond what would typically be found on non-major corridors.
 - This would include an alternate roof system that departs from the flat roof type that is currently depicted for the building. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles.
 - Some sort of Stonework should be added to the outside building design to further enhance the look of the building.
 - Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape. (125-314(g)(4))
 - Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration, or detailing. (125-314(g)(4))
 - Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided. (125-314(g)(4))
 - Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral, or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco

details that mimic three-dimensional articulation or structure shall not be permitted. (125-314(g)(4))

- Based on the provided elevations it appears that the building will be mostly metal or vinyl siding, which would not be in compliance with this section of the Design Review code.
 - Up-lighting should be incorporated to the outside of the building to enhance the building in the evening hours.
 - Provide a materials board
 - Some of the Design Review elevations note that this project is for Port St. Lucie, this shall be changed to Fort Pierce.
 - Landscaping is also incorporated into Design Review and since this is along the Interstate staff expects a more stringent landscape package along this right-of-way. The inventory/storage area shall not be directly visible from the Interstate and shall be well buffered. It is not to say that it cannot be seen from the Interstate, but rather it needs to be buffered better with more trees and landscape elements. This can also help with security also.
4. The dumpster enclosures shall not be located along the Interstate 95 right-of-way and shall be relocated to a location that is not along a right-of-way. The dumpster enclosure could also be incorporated into the main building.
 5. While the northern end of the property is for inventory storage there needs to be more landscape elements within that area so as to not create a blank void of nothing but concrete and vehicles. More landscape islands are needed. The landscape package that has been put together for the southern retail end of the property shall be duplicated for the northern end of the property. There shall be a landscape island between every 10 inventory storage space as well as landscape island endcaps at the beginning and end of each row.
 6. According to the site plan the required parking for customers is not being met and is deficient by 48 spaces. Some of the inventory spacing will need to be converted to customer spaces to ensure the site plan meets the minimum parking requirements for customer parking. An alternative could be to designate 48 inventory spaces as flex spaces that could be utilized for either customer parking or inventory parking to make up the deficit.
 7. A sidewalks shall be installed along the Peters Road right-of-way and a sidewalk connection shall be made from the external sidewalks to the internal one.
 8. Internal crosswalks shall be installed from customer parking areas to the entrance to the building.

9. Staff welcomes the proposed water feature in the lake area, littoral plantings shall also be planted in the lake area. Incorporate these plantings in the revised landscape plan.
10. A tree mitigation plan was not found with the landscape plan, provide this plan to show all trees that will need to be mitigated for based on the site plan. Also calculate the trees that will either be saved, relocated, or planted and come up with the required mitigation calculation if mitigation will be required. Overall, the provided landscape plan appears to be consistent with code.
11. All signs that were proposed with this site plan will not be approved as part of the Development Review, but rather will be approved at the Building Permit Stage.
12. Comments we be forthcoming from St. Lucie County Engineering/Public Works and or the Florida Department of Transportation.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brandon Creagan'.

Brandon Creagan, MCRP, LEED Green Associate

Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

RECEIVED

MAY 20 2021

CITY OF FORT PIERCE
 PLANNING & ZONING

TO : Brandon Creagan, Planner

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

**RE : 2398 Peters Road - Hurricane Site Plan & Development Review
 TRC No. 21-07000003**

DATE : May 20, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 17, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development 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

- Recommend Do Not Recommend

- Site Plan Approval Building Permit 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

ENGINEERING ADVISORY COMMENTS:

1. **ADVISORY COMMENT:** Peters Road is a St. Lucie County roadway, verification by the County of possible required roadway improvements including sidewalk requirements, and required driveway spacing shall be provided by the County.
2. **ADVISORY COMMENT:** The project is comprised of two separate parcels, prior to issuance of a building permit a Unity of Title will be required.

JRA/TST/tst



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

JRA

**RE : 2398 Peters Road - Hurricane Site Plan & Development Review
TRC No. 21-07000003**

RECEIVED

DATE : March 12, 2021

MAR 17 2021

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

CITY OF FORT PIERCE
PLANNING & ZONING

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development 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

- Recommend Do Not Recommend

- Site Plan Approval Building Permit 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 comments

ENGINEERING COMMENTS:

1. A topographic survey was not included in the submittal package; the applicant shall provide a signed and sealed topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2(a)(7).
2. Relocate the sliding gates so as to avoid queuing of vehicles into the Peters Road right-of-way.
3. Peters Road is a St. Lucie County roadway, verification by the County of possible required roadway improvements including sidewalk requirements, and required driveway spacing shall be provided by the County.
4. ADVISORY COMMENT: The project is comprised of two separate parcels, prior to issuance of a building permit a Unity of Title will be required.

JRA/TST/tst
15




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

Meeting Date: 3.18.21
Property Address: Development Review & Design Review - Project Hurricane - 2398 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 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:

Building Official's or Representative's Signature  Date: 3/15/21



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

Florida

Technical Review Committee meeting

March 18, 2021

Case # 21-7000003

Planner: Brandon Creagan

Development and Design Review

Project Hurricane. 2398 Peters Rd, Ft. Pierce

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 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-07000003

Development Review & Design Review - Project Hurricane - 2398 Peters Road

Comments

FPUA W/WW Engineering: Approved. The Water/ Wastewater Engineering Department has no objection to the Annexation of the Project Hurricane parcels per the application package. FPUA's water and sewer services are available to serve this location.

FPUA Electric & Gas Engineering: Approved. Presently there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, 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

Office: (772)466-1600 Ext. 6957

Gas service is available to the site for the propose development (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Ana Johnson.

Ana Maria Johnson

Business Development Officer

Fort Pierce Utilities Authority

206 S. 6th Street

Fort Pierce, FL 34950

Office: 772.466.1600 Ext. 3012



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





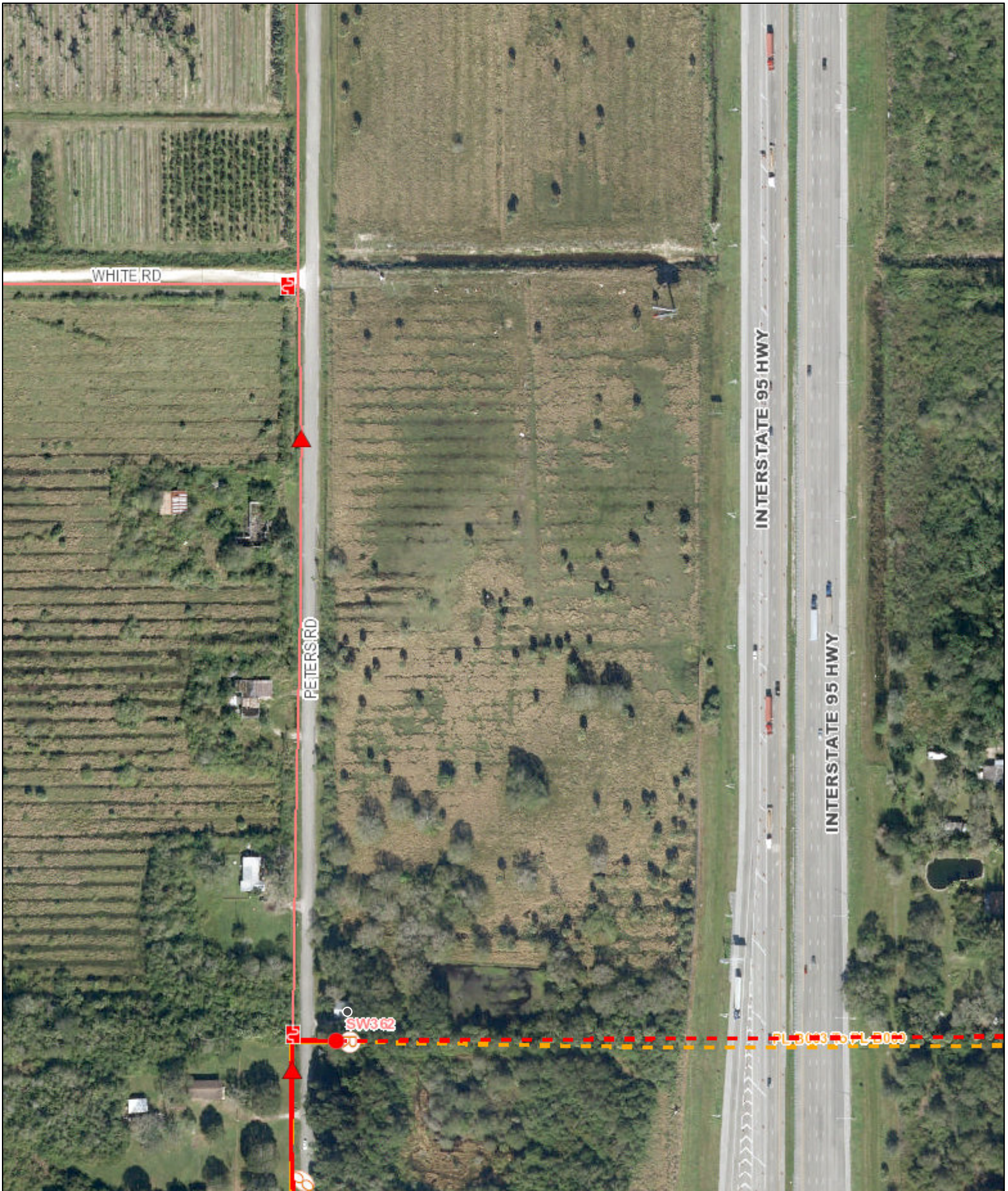
Fax: 772.467.3115 Fax
anjohnson@fpua.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).



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.





Legend

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

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: 12/7/2020
 Create d By: FPUA

FPUA
 COMMUNITY PROUD

FPUA Web Map

1 inch = 237 feet

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

SLC Schools

Project Hurricane

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

- We have 9 students in the area and the addition of traffic without sidewalks put the students at more risk walking or waiting for a bus. Since the roadway should be built to the ultimate design (i.e.. not a future expansion) it would seem logical to construct the sidewalk at this time. This would also connect the project with the commercial areas to the south for connectivity to those leaving their vehicle for service.

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



office 772.429.7547
cell 772.216.5755





To: Kori Benton
Assistant Planning Manager
St. Lucie County Planning and Development Services

From: Alex R. Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: August 19, 2021

Re: **Project Hurricane**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic impact study (dated July 16, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. The proposed project consists of 19,200 square-feet of RV sales and 20,000 square feet of RV service center on the east side of Peters Road, north of Okeechobee Road in St. Lucie County.

The total trip generation potential for the proposed development is 422 daily trips, 48 AM peak hour trips (36 entering/12 exiting), and 60 PM peak hour trips (23 entering/37 exiting). Access to the site is provided via two proposed full access driveway connections on Peters Road. The northern driveway will serve the RV service center and the southern driveway will serve the RV sales center.

The analysis demonstrates that the study area roadways and intersections will operate acceptably upon project buildout. Additionally, ingress turn lanes are not warranted at the project driveway on Peters Road based on the projected ingress traffic volumes. We have no further comments for the applicant at this time.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.



To: Kori Benton
Senior Planner
St. Lucie County Planning and Development Services

From: Alex R. Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 8, 2021

Re: **Project Hurricane**
2nd Review of Traffic Impact Analysis


Kimley-Horn has reviewed the Traffic Impact Analysis (dated June 23, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please confirm approach and departure volumes at the intersection of Okeechobee Road & Crossroads Parkway utilized within Figure 4. Additionally, please confirm through volumes on Peters Road. Please update the traffic analysis accordingly.
2. Please include heavy vehicle percentages within the HCS7 intersection operational analyses for all movements with traffic volumes.
3. Please confirm volumes utilized within the driveway operational analyses match Figure 3. Please update the traffic analysis accordingly.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.



To: Kori Benton
Senior Planner
St. Lucie County Planning and Development Services

From: Alexander R. Memering, E.I.T. 
Kimley-Horn and Associates, Inc.

Date: June 7, 2021

Re: **Project Hurricane**
Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (dated February 17, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please include the roadway segment of Crossroads Parkway from Kings Highway to Okeechobee Road within Table 2a and Table 2b.
2. Please justify the peak hour peak directional service capacity utilized for Peters Road. Peters Road appears to operate with a lower peak hour peak directional service capacity based upon information within the St. Lucie County Transportation Element, 2020 Florida Department of Transportation (FDOT) Quality/Level of Service Handbook, and existing roadway conditions.
3. Please confirm the peak hour peak directional service capacity is correct for the roadway segment of I-95 from Midway Road to Okeechobee Road.
4. Please provide supplemental information to justify the 2019 AADT volume utilized for Peters Road within Table 3a and Table 3b.
5. Please provide an intersection analysis for the intersection of Peters Road & Crossroad Parkway during both the AM and PM peak hour as this intersection is along an impacted roadway.
6. Please provide an intersection analysis for the three proposed full access driveways on Peters Road.
7. Please provide a turn lane analysis at the three proposed full access driveways on Peters Road.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.