



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard D. Chess, MBA City Manager
THROUGH: Kevin Freeman, Planning Director
FROM: Kerry C. Driver, Senior Planner
RE: **Conditional Use: w New Construction**
Parcel ID: 2324-312-0005-000-4
BOARD DATE: May 19, 2025

STAFF REPORT

Owner: Alexander George & Company Corp.
14800 Indrio Rd.
Fort Pierce, FL 34945

Applicant: Leo Giangrande, Principle,
GEP
710 SE Ocean Blvd.
Stuart, FL 34994

Applicant’s Request: Approval of Conditional Use: with New Construction

Location(s): N/A

Parcel ID: 2324-312-0005-000-4

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU

North	East	South	West
GC	GC	GC	GC

North	East	South	West
R-4	C-3	C-3	C-3

Surrounding Zoning



Site Location:

Site area = 10.90 +/- acres

Utilities:

FPUA

Staff Analysis:

Request

In accordance with city code Article V Sections 125-235: Conditional Uses, the applicant is requesting the review and approval of a Conditional Use- with New Construction to develop Crossroads Recreational Vehicle Park., an 84-lot RV park with community amenities.

Future Land Use & Zoning

The General Commercial (GC) future land use 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 subject site has a zoning district classification of the General Commercial (C-3) district which is

primarily intended 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. Instead, it should promote concentrations of commercial activities.

Conditional Uses

According to Article V, Sec. 125-235, 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.

Design Review

The applicant is proposing to utilize the 10.90 acreage property to develop 84 recreational vehicle lots. Each lot will range from 35'-45' in length. The RV Park will offer a community amenity center, pool, two (2) pickleball courts, and bike racks. About 1+ acres will be preserved for a wet pond that features a water fountain. A monument sign will be permitted for the entrance into the park.

Parking

The park offers 10 standard parking spaces and one ADA parking space. Each RV lot proposed width provides space for one additional vehicle. The compound will also offer bike racks near the amenity center.

Landscaping

In addition to the landscape buffer that will surround the property, 90 trees will be planted within the perimeter of the property, per city code Section 123-37 General Landscape requirements. The submitted landscape plan satisfies the landscape requirements.

Traffic Impact Statement

The traffic impact statement indicates that the development will have an approximately 1% impact on the traffic volume.

Lighting

According to the submitted lighting plan, the applicant indicates that they will be placing a total of 23-singlehead footcandles around and throughout the premises.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use: With New Construction with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Property Owner Response Summary

A total of 20 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of April 21, 2025, there has been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their April 14, 2025, meeting, voted 7-0 to recommend approval of the request with the six (6) conditions:

1. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity
2. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
3. A South Florida Water Management District (SFWMD) ERP shall be required prior to the DPCR approval
4. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval
5. The Environmental Assessment Report denotes unresolved environmental conditions that may require further testing and action. An updated environmental review shall be required at the time of DPCR.
6. An address request form shall be submitted to the Planning Department prior to applying for a building permit

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use: With New Construction subject to the noted six Conditions.