



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*



**TO:** Richard Chess, MBA, City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Major Site Plan**  
**5560 S US Highway 1**

**BOARD DATE:** November 3, 2025

**STAFF REPORT**

**Owner:** Nicholas Smith  
Bev Smith Toyota

**Applicant:** MBV Engineering, Inc.  
Aaron Bowles  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Applicant’s Request:** Approval of Major Site Plan

**Location(s):** 5560 S US Highway 1

**Parcel ID:** 3403-502-0203-000-4

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

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

**Surrounding FLU:**

North	East	South	West
GC	RU (county)	COM (county)	GC

**Surrounding Zoning:**

North	East	South	West
C-3	PUD (county)	GC (county)	C-3

**Utilities:**

FPUA



**Site Location:**

9.63 +/- acres

**Staff Analysis:**

**Request**

In accordance with Article VII Sections 125-313 and 125-314 of the City Code, the applicant is requesting the review and approval of a major site plan to develop a 40,791 sq. ft. new car dealership for Bev Smith Kia.

**Future Land Use & Zoning**

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site has a zoning district classification of General Commercial (C-3) district which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

***Design Review***

The Kia brand has design guidelines that must be implemented with new development. The proposed design aligns with Kia’s design guidelines as well it meets the city’s standard guidelines for ‘major design review roads.’ The 40,791 sq. ft. building will be 25 ft in height. It will have an area for car washing and visible design windows. The building will be stucco and painted.

***Parking***

The 9.63 acre property, per city code requires 204 parking spaces new dealership and new car showroom. The applicant proposes to provide a total of 487 parking spaces. 284 spaces will be reserved for car inventory. The remaining spaces will consist of 7 ADA parking spaces and standard parking stalls. The unstripped stalls will remain unstripped if the spaces are utilized for inventory.

***Landscaping***

The development requires 286 trees and 912 shrubs. The applicant will provide 286 trees and increase shrub planting by 19. A variation of trees will include red maples, Japanese blueberry’s, southern live oaks, south Florida slash pine. There will be a 10’ wide landscape strip around perimeter. The property will have a wet pound that is over an acre.

***Traffic Impact Statement***

The median on US Hwy 1 that is positioned in front of the proposed development prevents right turns when exiting the dealership. Two entrances onto the property will be provided.

***Lighting***

The applicant provided a photometry listing where the proposed foot-candles will be placed throughout the community, providing ample lighting.

***Technical Review Committee***

All affected departments have reviewed the proposed site plan application with regard 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.

***Planning Board Recommendation***

The Planning Board, at their October 13,2025 meeting, voted and recommended approval of the request with the five (5) conditions:

1. Prior to the issuance of any site clearing and demolition 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 the issuance of a 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. NSLRWCD (*North St. Lucie River Water Control District*) permit will be required for outfall into Canal No. 17
4. Stripping and wheel stops will be required if the Car Inventory Spaces are later converted to public parking
5. An updated Environmental Assessment Report is needed prior to DPCR submittal

***Staff Recommendation:***

The proposed application meets the standards of the City's Code Section 125-313 and 125-314.

Therefore, Staff recommends that the City Commission **APPROVE** the subject site plan subject to the noted five Conditions.