



CITY OF FORT PIERCE

PLANNING BOARD

October 13th, 2025

Bev Smith Kia Dealership

Major Site Plan

5560 S US Highway 1

APPLICANT

MBV Engineering, Inc.

(Aaron Bowles)

PROPERTY OWNER(S)

Nicholas Smith

PARCEL ID #(S):

3403-502-0302-000-4

(5560 S US Hwy 1)

SUMMARY

A 'major site plan' application has been submitted for development and design review. Bev Smith Kia is seeking approval to develop a new car showroom and dealership building.

The property is in the C-3, General Commercial zoning district and has a future land use designation of RL, Low Density Residential.



SITE LOCATION



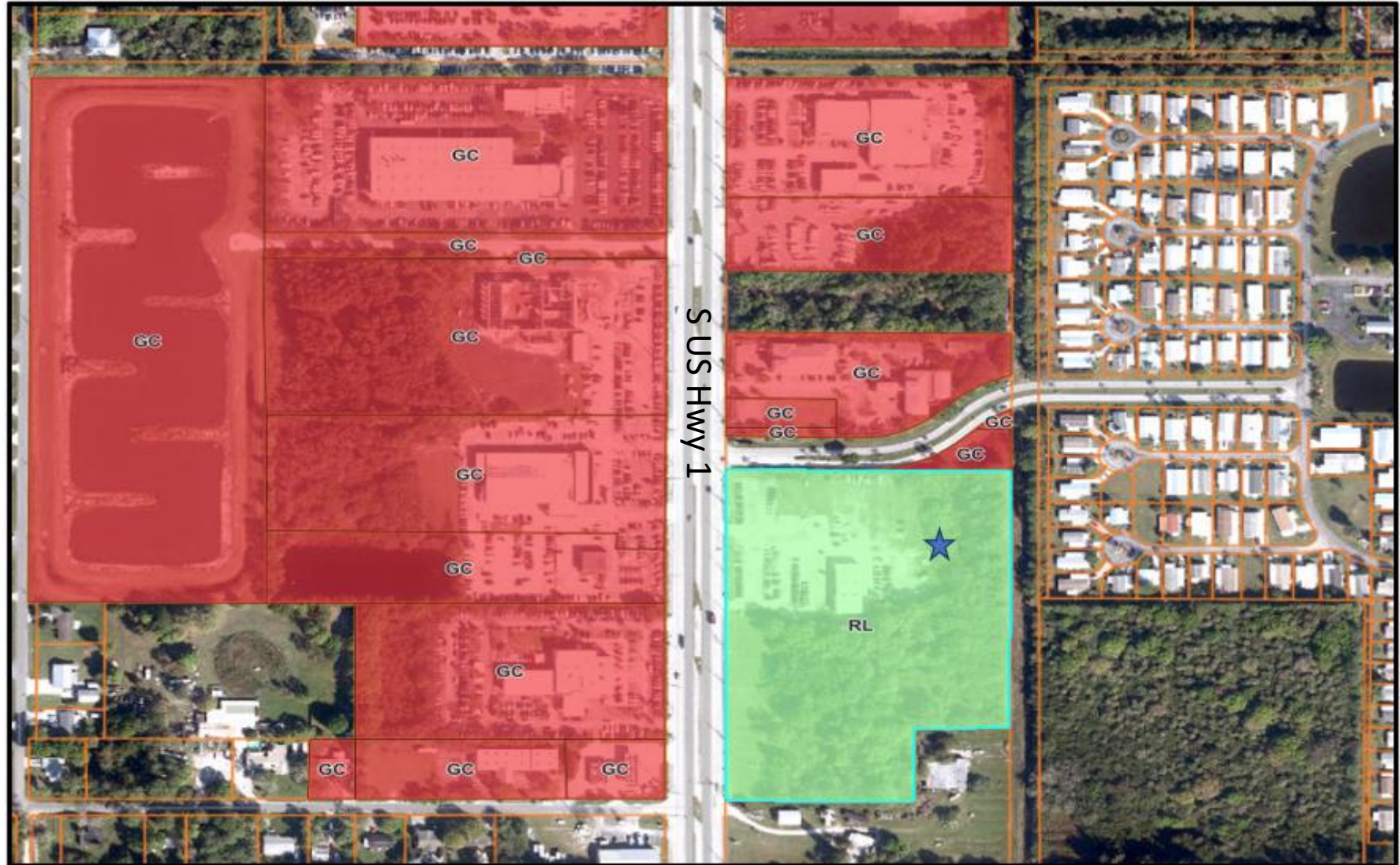
SITE AREA= 9.63/- Acres

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FUTURE LAND USE

FLU:(RL) Low Density Residential

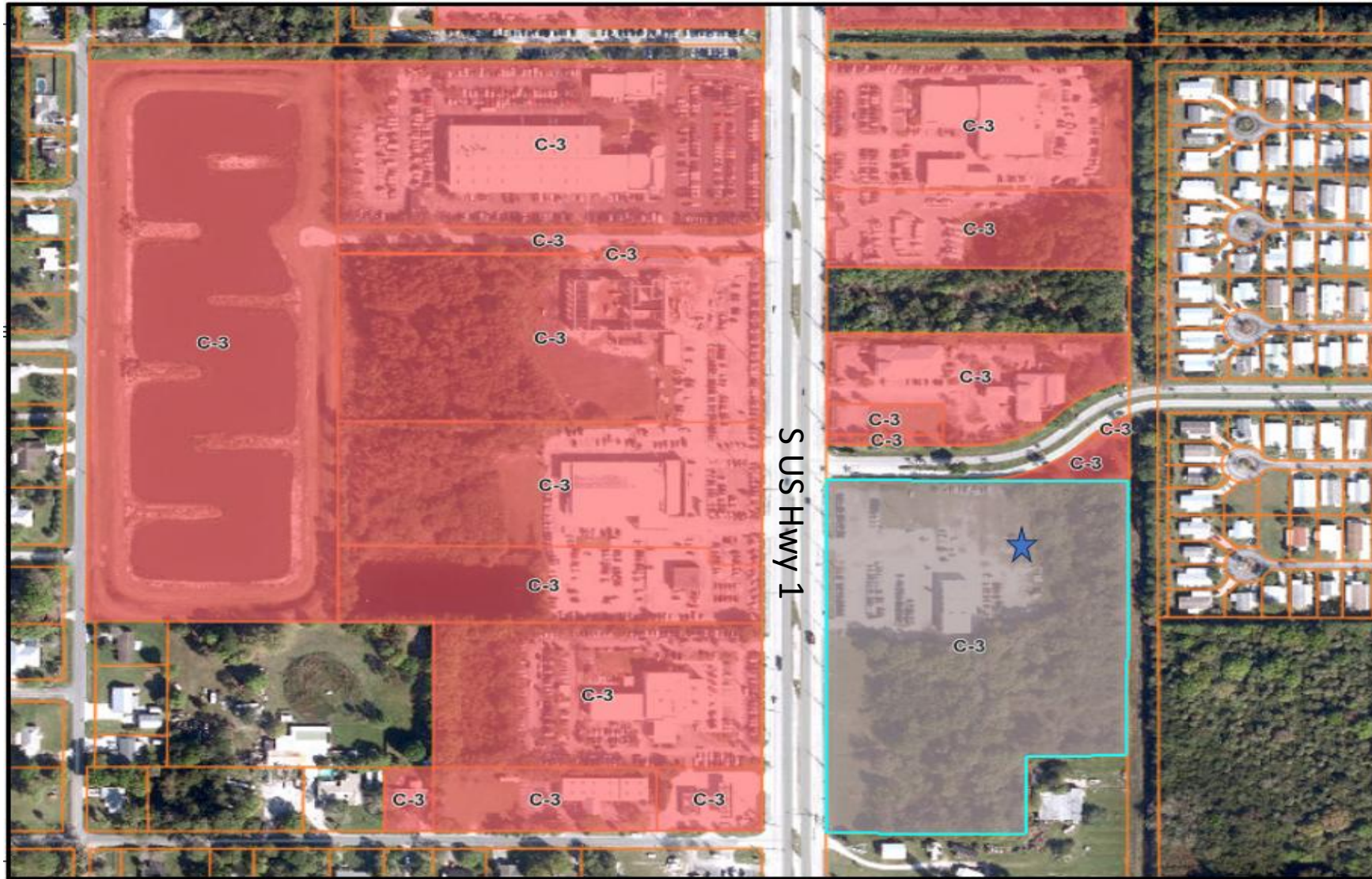


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ZONING

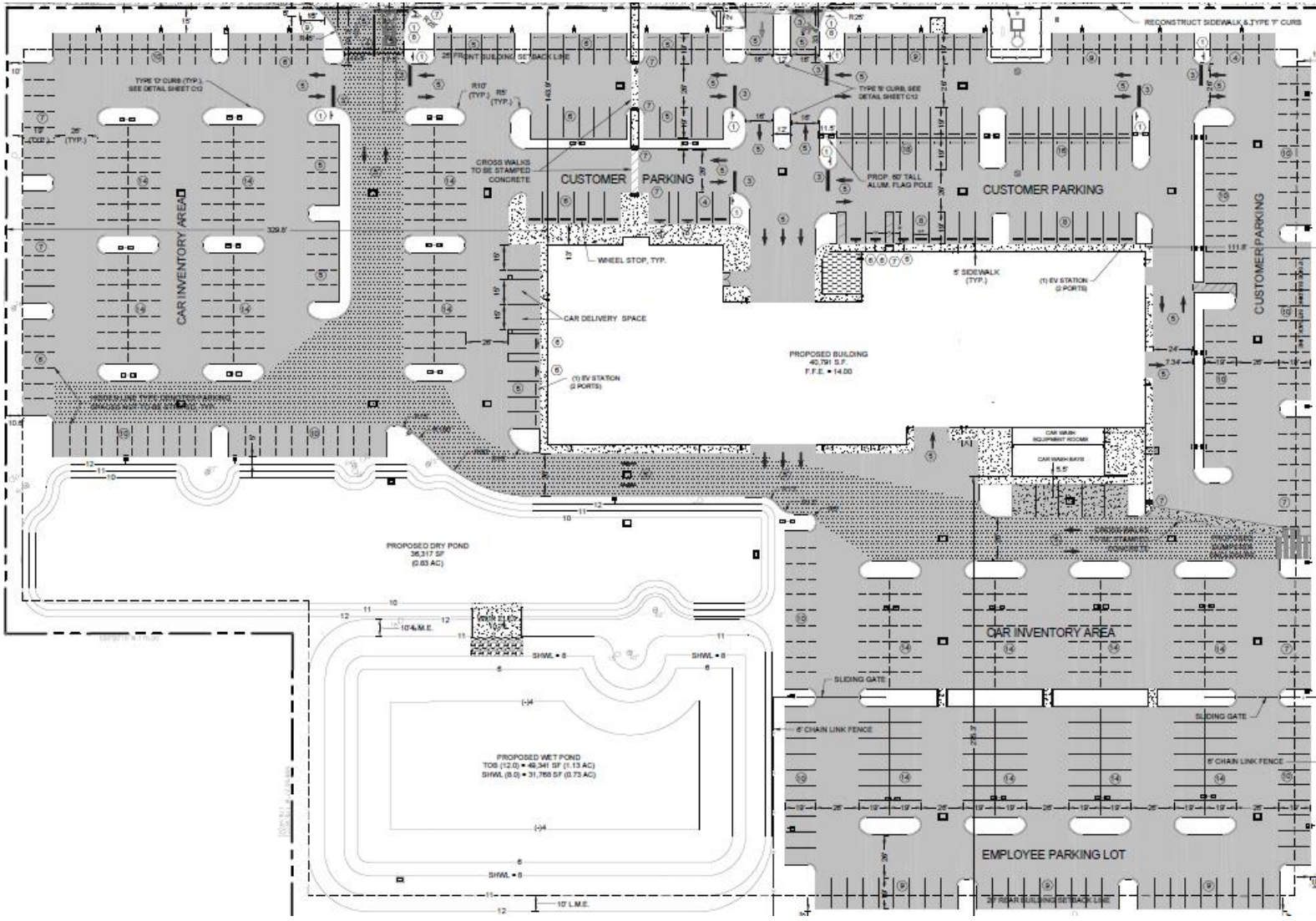
Zoning: C-3,
General Commercial



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SITE PLAN DETAILS



Building Footprint	40,791 sq. ft.
Building Height	45'
Parking (487) *284 car inventory	480 Spaces 7 ADA
	Car Wash
Wet Pound	1+ acre

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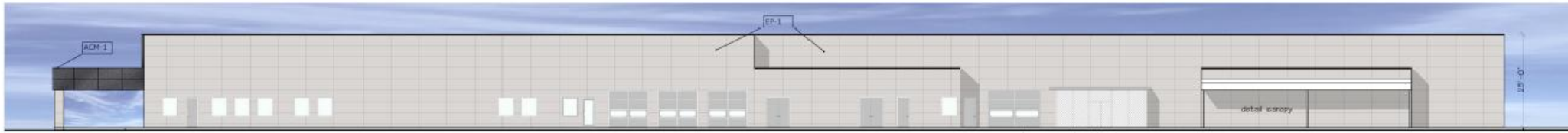


BUILDING DESIGN



WEST ELEVATION

1/8"=1'-0"
 0' 5' 10' 15' 20'



EAST ELEVATION

1/8"=1'-0"








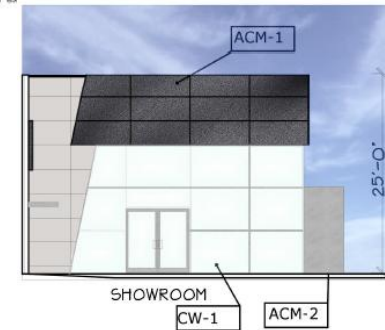
SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR MATERIAL

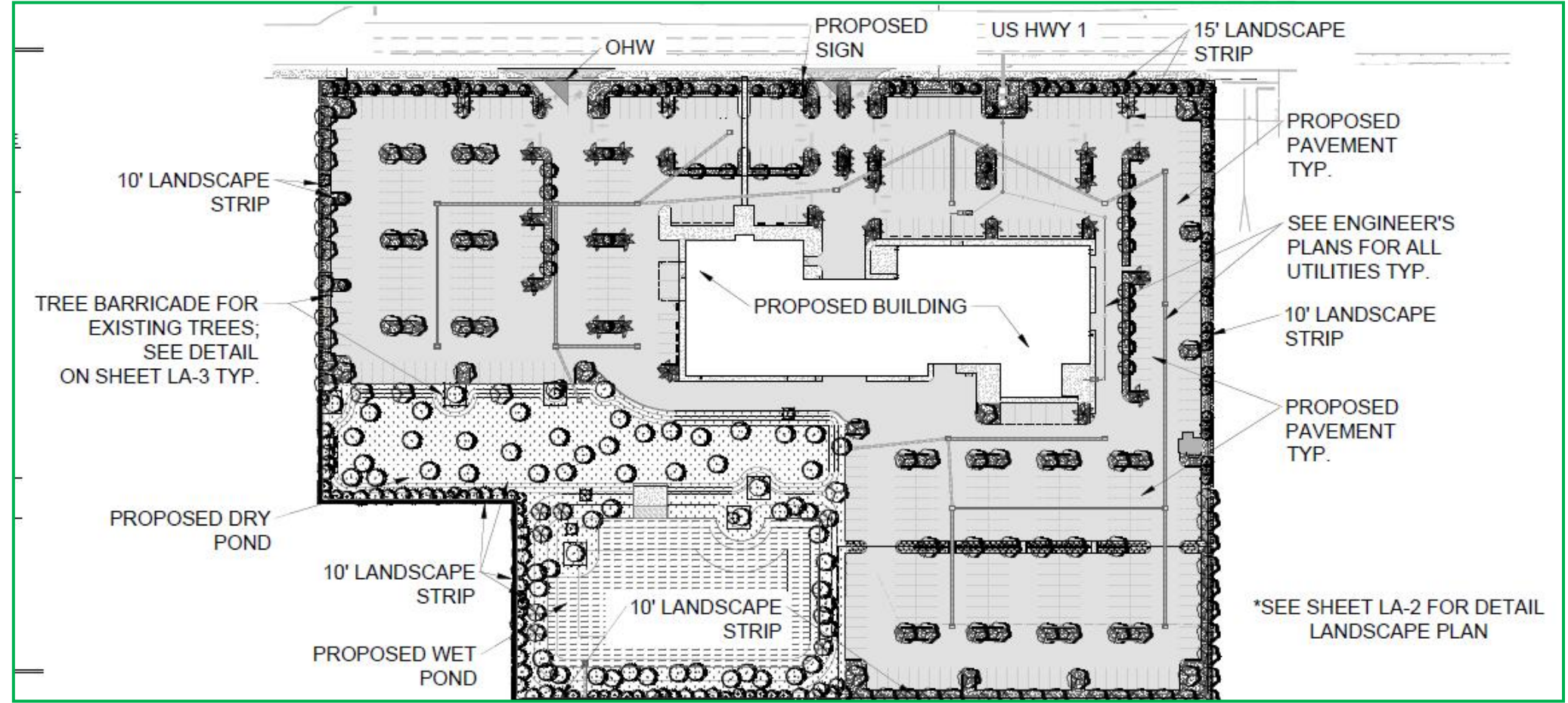
ACM-1	ALUMINUM COMPOSITE MATERIAL	
ACM-2	ALUMINUM COMPOSITE MATERIAL	
CW-1	CURTAIN WALL clear anodized frame finish	
SFS-1	STORE FRONT SYSTEM clear anodized frame finish	
EP-1	STUCCO PAINTED BENJAMIN MOORE COLOR: BM HC-169 CONVENTRY GRAY	



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LANDSCAPE PLAN



TOTAL TREES REQUIRED: 286 TREES
TOTAL SHRUBS REQUIRED: 912 SHRUBS
TOTAL TREES PROVIDED: 286 TREES
TOTAL SHRUBS PROVIDED: 931 SHRUBS

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RECOMMENDATION w/ CONDITIONS

Staff's recommendation is **Approval** of the site plan with the following 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 issuance of 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 permit will be required for outfall into Canal No. 17
4. Striping 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



RECOMMENDATION w/ CONDITIONS cont'd

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions.
2. Recommend Disapproval.





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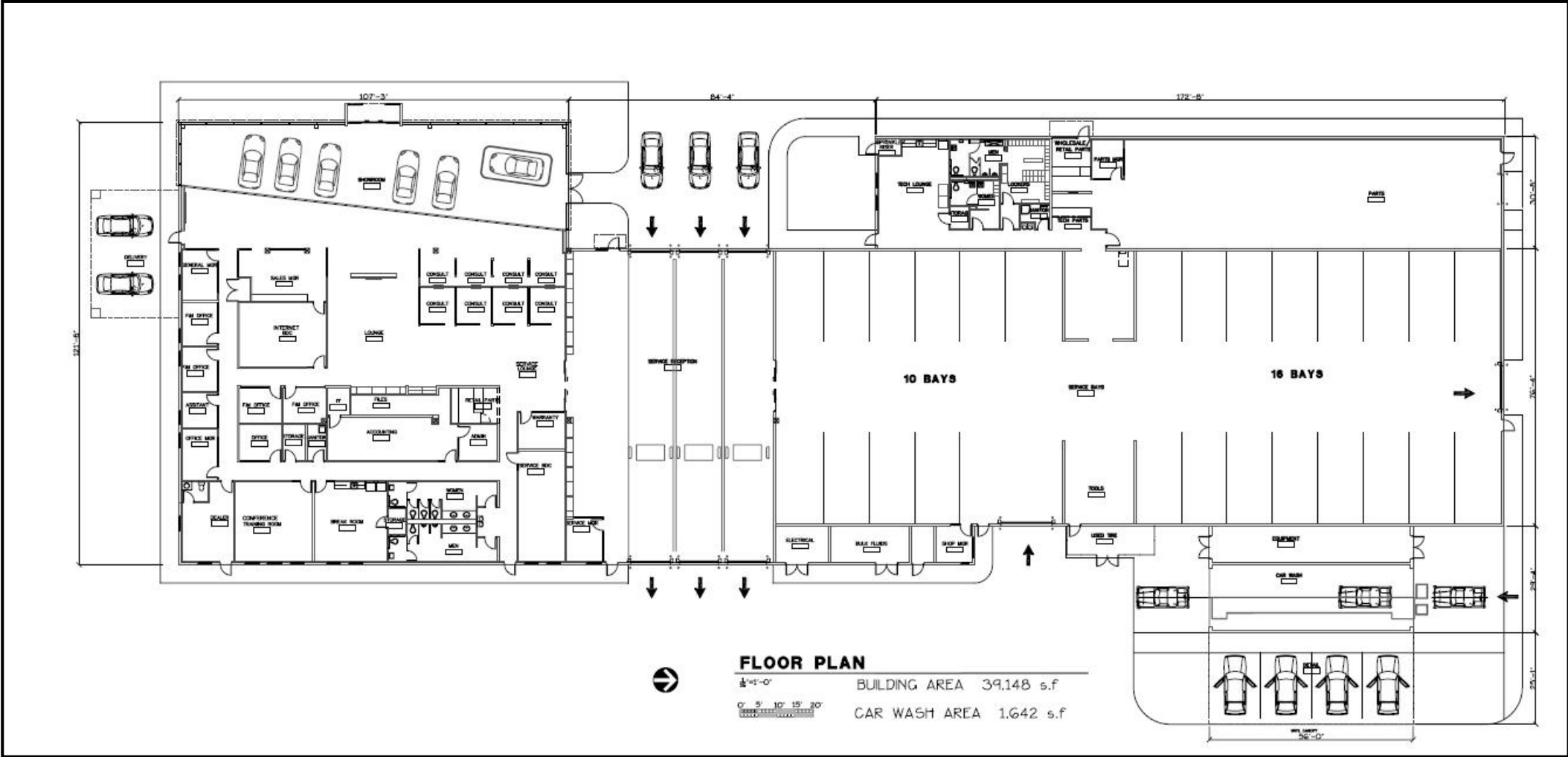
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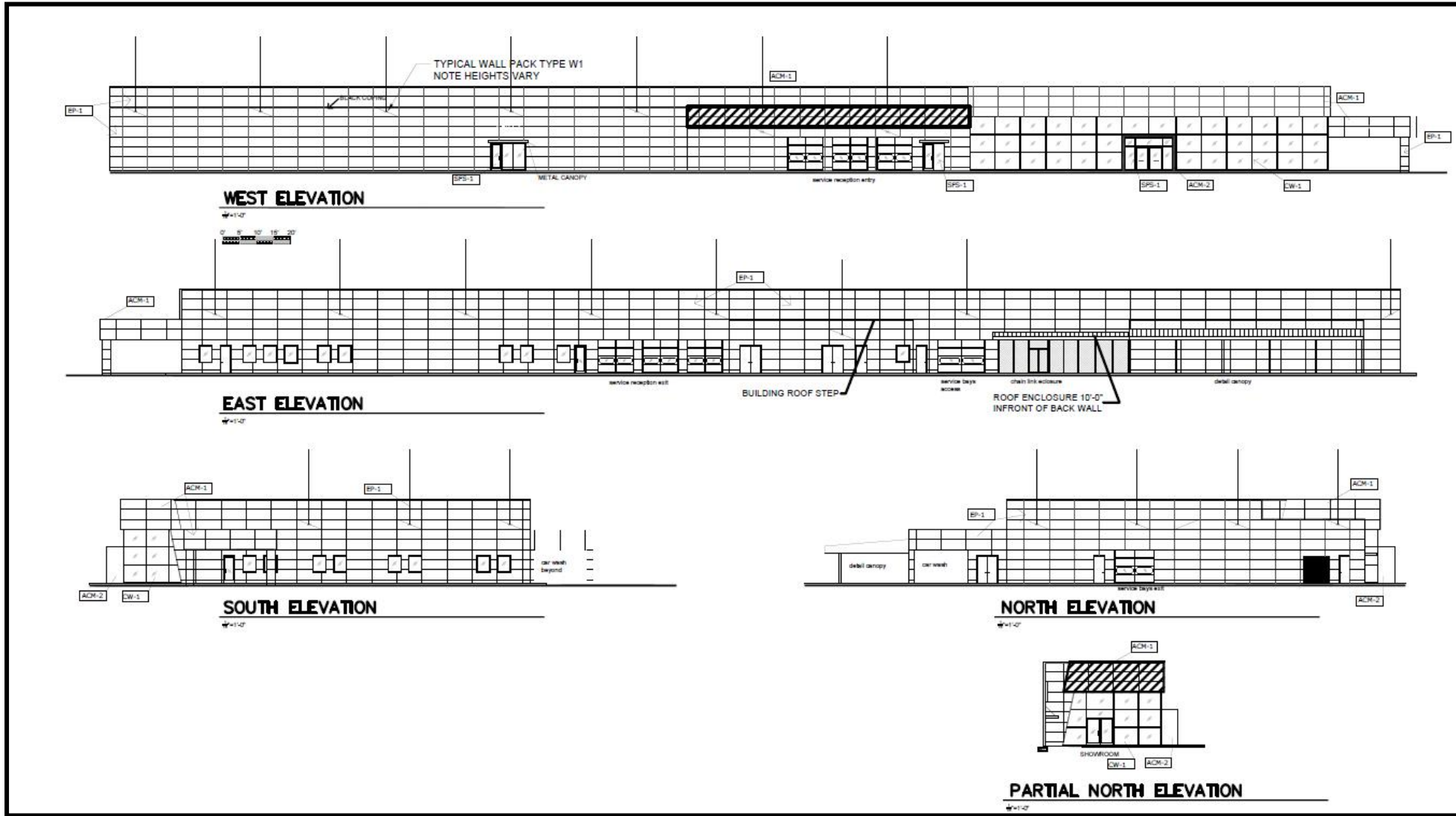
FLOOR PLAN



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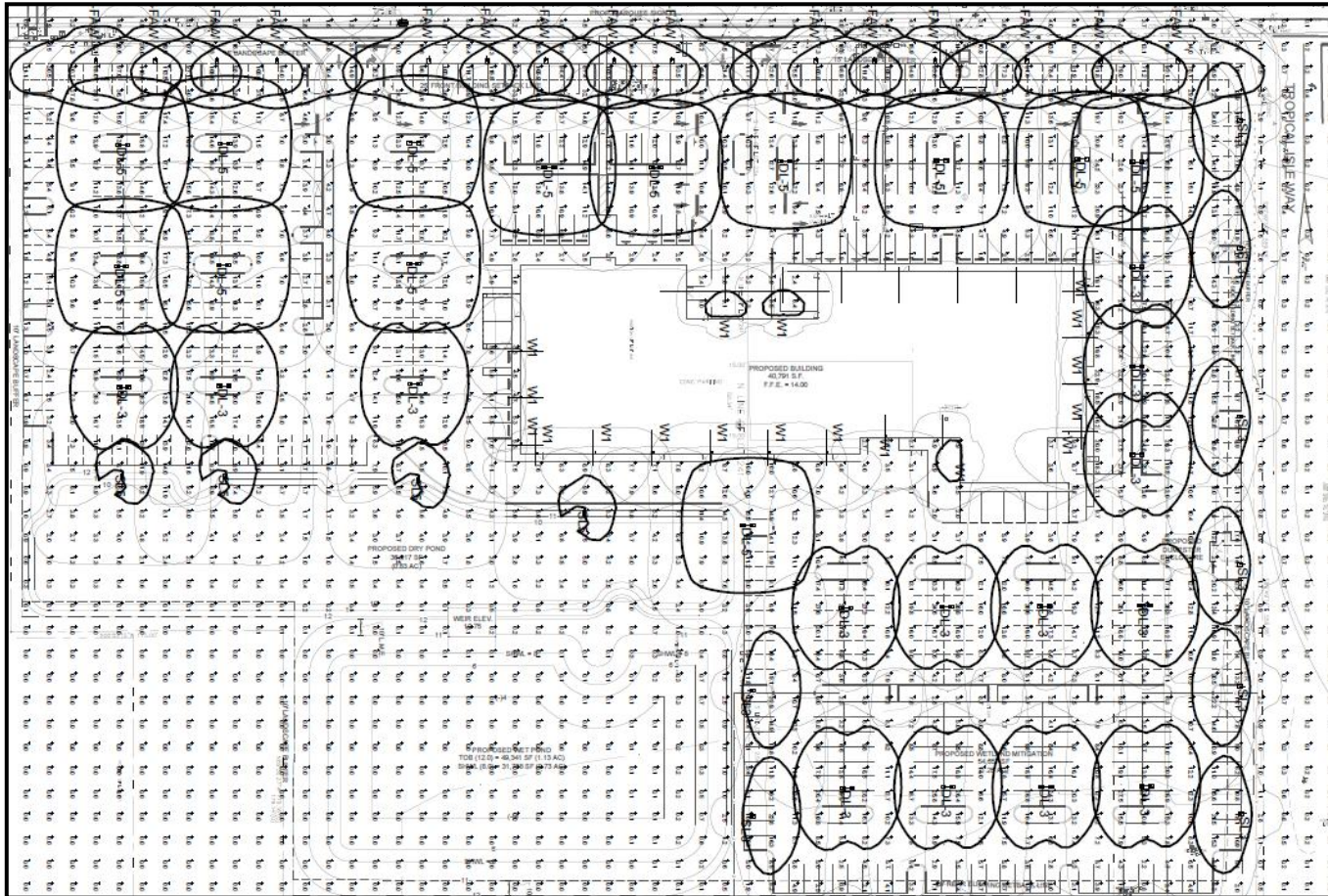
ELEVATIONS PLAN



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LIGHTING PLAN



- LIGHTING NOTES:**
1. LIGHT POLES ARE DIRECT BURIAL, 25' TALL ABOVE GRADE.
 2. WALL LIGHT FIXTURE LOCATIONS WILL BE FINALIZED WITH THE ELECTRICAL PLANS.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Watts	Total Watts
	14	DL-3	Back-Back	TWIN GL3-40H-3RM-750 / SP3225TII / BLACK COLOR	1.000	325	9100
	13	DL-5	Back-Back	TWIN GL3-40H-5SQ-750 / SP3225TII / BLACK COLOR	1.000	325	8450
	15	SL-FAW	Single	SINGLE LSMT 6 W 100L FAW / NEW 25' POLE / BLACK COLOR	1.000	699	10485
	8	SL-3	Single	SINGLE GL3-40H-3RM-750 / SP3225TII / BLACK COLOR	1.000	325	2600
	4	SL-5	Single	SINGLE GL3-40H-5SQ-750 / SP3225TII / BLACK COLOR	1.000	325	1300
	18	W1	Single	WALL MOUNT CTLW-1-C-10-T3-1-COLOR / FINAL LOCATION AND HEIGHT T.B.D.	1.000	106.181	1911.258

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