

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location 130 North 2nd Street, Ft. Pierce, FL

Parcel ID #(s) 2410-503-0055-000-9

Project description The project consist of renovating the existing building for the use of a brewery.

Greatfield Development LLC

Property Owner(s)

3950 Fourteen Ave. #204

Street Address

Markham ON, L6C1W9

City State Zip

772-559-5459

Phone Number

n_bischoff@yahoo.com

Email Address

Mills, Short & Associates

Applicant/Representative, Title, Company

800 8th Street

Street Address

Vero Beach, FL 32962

City State Zip

772-226-7282

Phone Number

WMills@MillsShortAssociates.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s) [Handwritten Signature]

STATE OF FLORIDA -- COUNTY St. Lucie

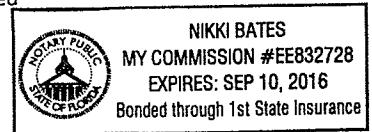
The foregoing instrument was acknowledged before me this 1 day of October, 2015, by

Hans E Kraaz who is personally known to me or has produced

[Handwritten Signature] as identification.

Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

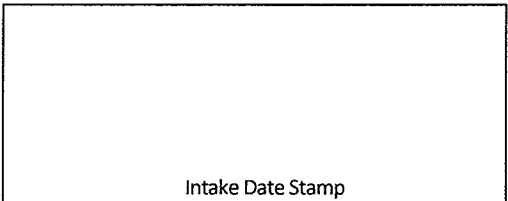
Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

If no site improvements are required:

- As-built survey
- Floor plan of existing building(s)

If parking and drainage improvements are required:

- As-built survey;
- Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
- Lighting plan

Complete, notarized application

Application Type:

Conditional Use: No new construction with no site improvements

Conditional Use: No new construction with parking and drainage improvements

Site Information:

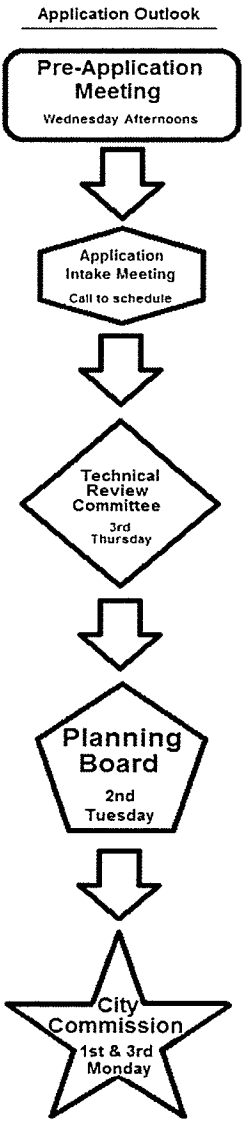
Building Size 21,708 Parking Spaces: 43 spaces
(adjacent to property lines)

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Retail	Retail	Retail	Retail

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) 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 this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



Mills, Short & Associates

CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

September 30, 2015



Conditional Use Application

Project Narrative

Please find this submittal as a request for conditional use of the existing commercial building located at 130 North 2nd Street. Mills, Short & Associates is submitting the aforementioned request on the behalf of the property owner, Greatfield Development LLC, and the intended tenant, Sailfish Brewery.

Sailfish Brewery is requesting permission from the City to operate a brewery within the existing 21,708 square foot building. The brewery operations will be limited to the east 11,000 square feet of the first floor. The project will also include space for a future taproom which will serve samples of the on-site brewed beer to public visitors.

Company Background

Sailfish Brewing Company (Sailfish) was the first Craft Brewery on the Treasure Coast of Florida. Sailfish is owned by locals Nick Bischoff, Mike Sturgis, Daniel Horton, and David Bushea. The brewery opened its doors in the City of Fort Pierce (Edgartown) on April 6, 2013, and has been fortunate enough to expand twice to meet public demand; however, with the current system, Sailfish is unable to keep up with that demand and expansion is required.

Toward that end, Sailfish ordered its new 20 barrel brew system late this summer, which will increase its current output by 10 times, allowing Sailfish to distribute its product throughout the State. The proposed facility will be able to accommodate Sailfish's new brew system and will create eight (8) new jobs in addition to the current Sailfish team of five (5) full-time employees. The expansion will give Sailfish Brewing a larger footprint in the downtown area, attracting even more visitors and tourists, beer enthusiasts, bloggers, and media to the area.

Sailfish is Fort Pierce and is committed to the renaissance that is occurring in downtown Fort Pierce.

Site History & Characteristics

The proposed site is located in the central part of Historic downtown Fort Pierce on the West corner of Avenue "A" and N. 2nd Street. The site is less than ¼ mile from the Fort Pierce Marina. The proposed site, Parcel ID #2410-503-0055-000-9, contains 21,708 square feet of building space, located on 0.38 acres.

The site currently has a Future Land Use designation of General Commercial (GC) and a Zoning designation of General Commercial (C4). All adjacent properties are of like Zoning and Future Land Use designation. The existing 21,708 square foot, two story building was constructed in 1961 of CMU.

Site Modifications

The proposed project does not require drainage, parking, or site modifications. No exterior modifications to the building structure are intended except for incidental cosmetic improvements, such as window, door, and hardware replacement, exterior paint, and ADA Access improvements as required by FBC 2014, etc.

Deliveries & Hours

Sailfish brewery will be receiving deliveries during the day. Delivery trucks will access the loading dock, located in the eastern off-street parking facility via Avenue "A." Vendors and the distributor will be provided with required delivery route information prior to the first delivery. Deliveries from our ingredient vendors will be at a frequency of four (4) times per month. Our distributor, Southern Eagle will pick up product from Sailfish Brewery, three (3) times a week. Southern Eagle has agreed to pick up product using a side loading truck, to lessen inconvenience to vehicle traffic. The intended hours of operations for Sailfish Brewery are as follows:

Brewery:

Monday thru Saturday 8:00am to 6:00pm

Taproom (Future):

Tuesday thru Friday 4:00pm-11:00pm

Saturday & Sunday 12:00pm-11:00pm

Impact to Neighbors

The proposed delivery schedule described above will be similar to those of surrounding businesses and will have little impact on vehicular and pedestrian traffic. All trash and byproduct of the brewery will be contained inside the brewery facility, not releasing odors to the neighboring businesses or public. During the brewing process, the boiling grain and hops will be emitted through the steam stack which will be located on the 2nd story of the building. The smell will be similar to a restaurant or bakery.

Parking

The subject site is located within the Downtown Business and Entertainment Overlay District. As per the City of Fort Pierce Land Development Ordinance Section 22-16, Designation of Overlay Districts, all parcels within the district are exempt from off-street parking requirements. However, the site has a public parking facility behind the existing building, containing approximately thirty-two (32) spaces. There are an additional eleven (11) on-street parking spaces located along the front and north property lines.

Traffic

Please find the following Traffic Statement for a summary of proposed traffic impacts for the new brewery facility:

Traffic Statement Summary					
Description	Units	Quantity	Daily Trips	AM Hour	PM Hour
<u>Proposed Traffic Statement</u>					
Brewery (Manufacturing)	KSF	8.0	36	6	6
<u>Existing Traffic Statement</u>					
Specialty Retail Store	KSF	8.0	355	55	22
Total Traffic Impact			(319)	(49)	(16)

() Negative Net Change

Please see Exhibits for all deliveries and shipping routes.