



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Technical Review Comments & Applicant Responses ***Sailfish Brewery & Taproom*** ***130 N 2nd Street***

1. FP Planning
2. FP Police Department
3. FP Engineering
4. FPUA
5. SLC Engineering

6. Applicant Responses & Application Updates



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

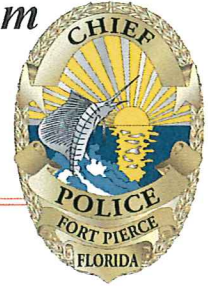
J. Wesley Mills, P.E.
800 8th Street
Vero Beach, Florida 32962

**Re: Planning Department Review Comments
Conditional Use – Sailfish Brewery
130 N 2nd Street**

Dear Mr. Mills, P.E.,

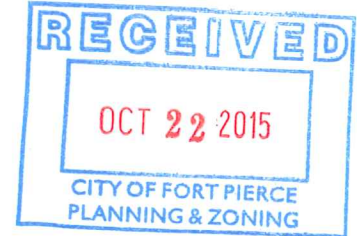
The following are comments from the Planning Department's review of the application for Conditional Use to operate a Microbrewery within the C-4, Central Commercial zone:

- 1) Please revise the application narrative to accurately reflect the zoning of the property as C-4, Central Commercial, and future land use as CBD, Central Business District.
- 2) Please provide a delivery plan, and turn analysis presenting the capacity to process of deliveries to/from the site via the platted alleyway to the rear of the property, or feasible alternative. The City of Fort Pierce owns and maintains a surface parking lot for passenger vehicles to the east, and the future use and/or development should not be encumbered or adversely impacted by the presented truck traffic.
- 3) Please provide a proposed location for your garbage dumpster, and detail of capacity necessary for the establishment. The presented narrative indicates trash will be collected within the facility, however detail of service by Fort Pierce Solid Waste is absent.
- 4) Please provide a reference, or source for the presented traffic data presented. Furthermore, please amend the summary to accurately detail the previous occupancy for the space, which is of record as warehouse and minor support offices. The retail area was isolated to the western portion of the building. The traffic generation presented should not trigger any concerns related to concurrency, however detail and accuracy is essential. Please acknowledge the future tap room in the presented data, with the most closely related classification.
- 5) A sidewalk connection or striped access aisle shall be integrated along the east façade to provide pedestrian access pursuant to City Code Section 22-62 – Sidewalks. A survey of the site may be required in order to delineate the area to be utilized for implementation.
 - The proposed integration of a Tap room is provides a key component within the C-4 district provide consumer interaction. The applicant is encouraged to consider options to provide direct access from the designated sidewalk abutting the property (Avenue A) for future access to cater to the pedestrian.
- 6) Please provide a general timeline of the proposed project phasing.



Diane Hobley-Burney, Chief of Police

To: Kori Benton, Senior Planner
Thru: Diane Hobley-Burney, Chief of Police *DHB*
From: Frank J. Amandro, Deputy Chief *[Signature]*
District 2
Date: October 19, 2015
Subject: Technical Review Project: # 15-04000012



I have reviewed the application for the Conditional Use of 130 North 2nd Street by the Sailfish Brewery. I have a few concerns, the first being parking. The City of Fort Pierce Land Development Ordinance Section 22-16, Designation of Overlay Districts states that all parcels within the district are exempt from off-street parking requirements. The developer states that there is public parking behind the existing building that contains approximately thirty-two (32) spaces and that there are an additional eleven (11) on-street parking spaces. However, these parking spaces that the developer refers to do not adequately address the parking needs. The other businesses within the Overlay are in direct competition for these parking spaces both within the public parking area behind the existing building and on-street spaces, many of which are used by business employees.

The second concern is the location of the Future Tap Room. According to the plans, the entrance/exit for the Tap Room will be located on the north east corner of the building. This proposed entrance/exit will open up to the public parking behind the existing building, which will be directly in the loading zone area that is commonly used by a number of businesses. The plan does not indicate the anticipated number of patrons or a secondary exit point.



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner

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

DATE: October 6, 2015

PROJECT: Sailfish Brewery Conditional Use – 130 N. 2nd Street
TRC No. 15-04000012

cc:

Attachment(s): None



This is to advise you that we have completed the review of the following documents:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <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

- 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 engineering comments
JRA/tst

Fort Pierce

Utilities Authority



Conditional Use – Sailfish Brewery – 130 N. 2nd Street -

- **W/WW Engineering:** Applicant needs to meet with pretreatment coordinator, Harry Sherva, to discuss operation and discharges to sewer prior to approval of conditional use. **(Met since comment)**
- **Electric and Gas Engineering** Department have reviewed the TRC application for Sailfish Brewery, at 130 North 2nd Street. We have no objection. Approved as noted

Sailfish Brewery
130 N 2ND Street
Conditional Use
October 2, 2015

St. Lucie County Engineering/Public Works Comments

1. Avenue "A" is under the jurisdiction of the City of Ft. Pierce.
2. It is noted that the Traffic Impact Statement included within the application package did not reference the ITE Manual or what edition was being utilized.

Ron Harris
County Surveyor
772 462-1721

Mills, Short & Associates

CIVIL & STRUCTURAL ENGINEERING | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

October 29, 2015

Mr. Kori Benton
Senior Planner
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 32950

RE: Sailfish Brewing Company – 130 North 2nd Street
Conditional Use – No New Construction Application - TRC Response Resubmittal

Dear Mr. Benton:

Please find enclosed for your further review and processing the supporting documentation detailed below for the above referenced application. Also, please find the following responses received by your Department on October 14, 2015.

Enclosed Supporting Documentation:

1. Revised Project Narrative;
2. Exhibit 1 which includes alternative delivery plan, dumpster location and proposed ADA building access.

Comment/Responses:

Planning Department:

1. Please revise the application narrative to accurately reflect the zoning of the property as C-4, Central Commercial, and future land use as CBD, Central Business District.
Concur. Please find the revised application enclosed.
2. Please provide a delivery plan, and turn analysis presenting the capacity to process of deliveries to/from the site via the platted alleyway to the rear of the property, or feasible alternative. The City of Fort Pierce owns and maintains a surface parking lot for passenger vehicles to the east, and the future use and/or development should not be encumbered or adversely impacted by the presented truck traffic.
Concur. Please see the requested detailed delivery plan enclosed for your review.
3. Please provide a proposed location for your garbage dumpster, and detail of capacity necessary for the establishment. The presented narrative indicates trash will be collected within the facility, however detail of service by Fort Pierce Solid Waste is absent.
A dumpster will be installed as indicated on the enclosed dumpster location plan. The owner will obtain a commercial collection service with Solid Waste.

4. Please provide a reference, or source for the presented traffic data presented. Furthermore, please amend the summary to accurately detail the previous occupancy for the space, which is of record as warehouse and minor support offices. The retail area was isolated to the western portion of the building. The traffic generation presented should not trigger any concerns related to concurrency, however detail and accuracy is essential. Please acknowledge the future tap room in the presented data, with the most closely related classification.
Concur. Please see revised traffic statement enclosed.

5. A sidewalk connection or striped access aisle shall be integrated along the east façade to provide pedestrian access pursuant to City Code Section 22-62 – Sidewalks. A survey of the site may be required in order to delineate the area to be utilized for implementation.
 - The proposed integration of a Tap room provides a key component within the C-4 district provide consumer interaction. The applicant is encouraged to consider options to provide direct access from the designated sidewalk abutting the property (Avenue A) for future access to cater to the pedestrian.*Concur. Please see enclosed exhibit. A site survey is being prepared and a detailed construction drawing will be included with the building permit construction drawings.*

6. Please provide a general timeline of the proposed project phasing.
 - a. Obtain City Approval for Conditional Use – December 2015
 - b. Obtain City Building Permit for Interior Modifications – December 2015
 - c. Interior Modification and Installation of Brewery Equipment – February 2015
 - d. Open Brewery – March 2015
 - e. Obtain City Building Permit for Tap Room Construction – December 2016
 - f. Construction of Tap Room – January 2017
 - g. Tap Room Opening – February 2017

St. Lucie County Engineering/Public Works Comments:

1. Avenue “A” is under the jurisdiction of the City of Ft. Pierce.
2. It is noted that the Traffic Impact Statement included within the application package did not reference the ITE Manual or what edition was being utilized.
Please see the revised traffic statement enclosed. The traffic data presented was obtained from the Institute of Transportation Engineers (ITE) Trip Generation Rates – 9th Edition.

Fort Pierce Utilities Authority:

1. Applicant needs to meeting with pretreatment coordinate, Harry Sherva, to discuss operation and discharges to sewer prior to approval of conditional use.
Concur. Sailfish representatives met with Harry Sherva on October 23, 2015.

Should you have any questions, please do not hesitate to contact me at (772) 226.7282 or via Email at: WMills@MillsShortAssociates.com.

Sincerely,
MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.

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 Central Business District (CBD) and a Zoning designation of Central Commercial (C-4). 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	13.4	51	10	10
Tap	KSF	3.0			34
Retail (Future Tenant)	KSF	5.3	235	36	14
<u>Existing Traffic Statement</u>					
Specialty Retail Store	KSF	5.3	235	36	14
Warehouse	KSF	16.4	58	5	5
Subtotal Existing Traffic			293	41	19
Subtotal Proposed Traffic			286	46	58
Total Traffic Impact			(7)	5	39

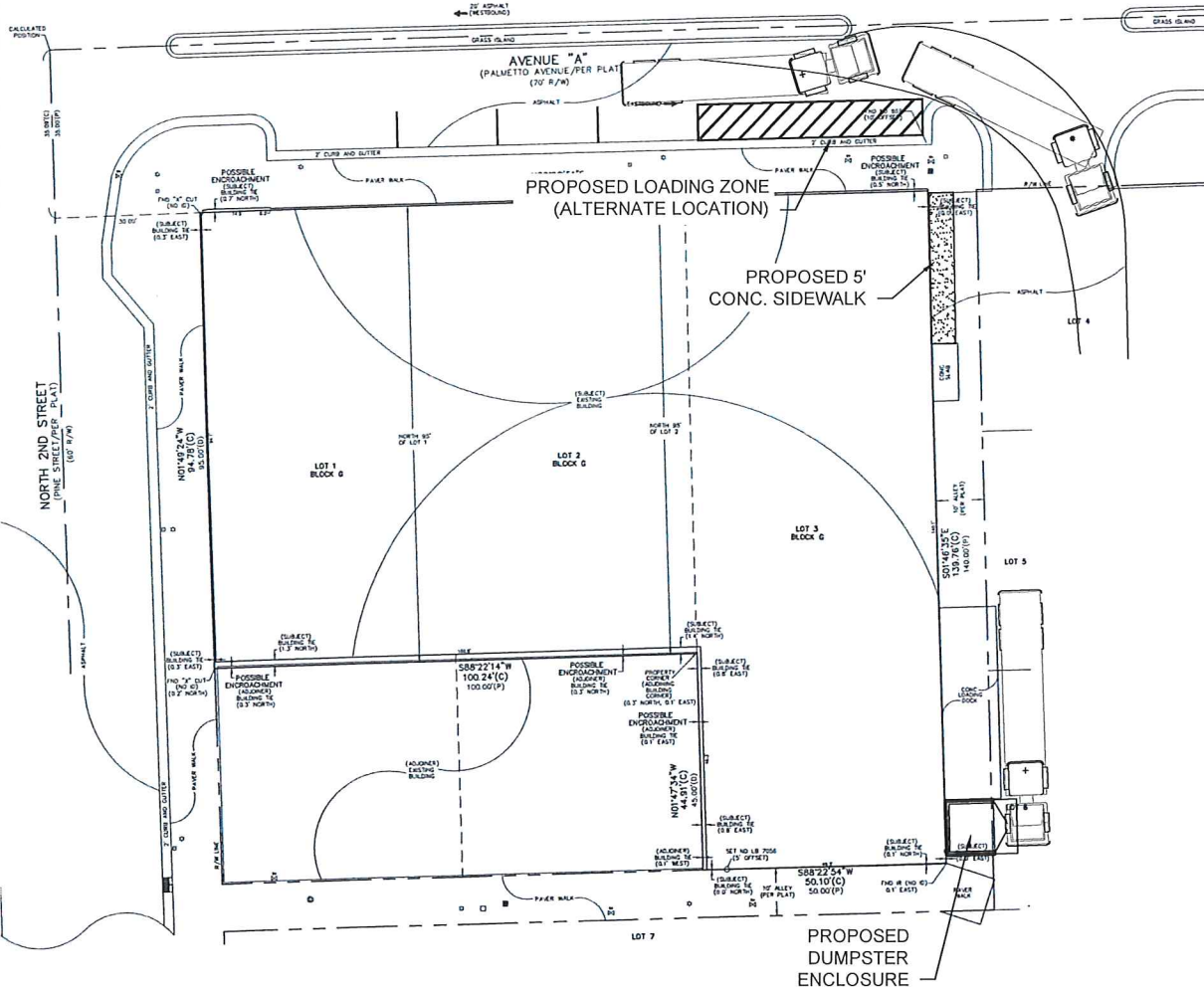
Reference: Institute of Transportation Engineers (ITE) Trip Generation Rates – 9th Edition

() Negative Net Change

Please see Exhibits for all deliveries and shipping routes.



SCALE: 1" = 40'



Mills, Short & Associates

PHONE: 772.226.7282
 WEBSITE: www.MillsShortAssociates.com
 CA # 30698

800 Eighth Street
 Vero Beach, Florida 32962

SEAL

DATE	ISSUE

SAILFISH BREWERY
 FORT PIERCE, FLORIDA

THIS SHEET ACCESS PLAN

DRAWN BY SCS

CHECKED BY JWM

APPROVED BY JWM

SCALE: 1"=40'

PROJ. NO. 15-3190
 DATE 10/28/2015
 SHEET NO.

EX-1

SHEET 1 OF 1