



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert J. Bradshaw, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Kori Benton, Senior Planner
SUBJECT: Application for Conditional Use
Sailfish Brewery & Taproom
130 N 2nd Street
DATE: November 10, 2015

STAFF REPORT

Owner: Greatfield Development (USA) LLC
3950 14TH AVE
Markham, ON L3R 0A9

Applicant: Sailfish Brewing Company
407 N Second Street
Fort Pierce, FL 34950

Representative: Mills, Short & Associates – Wesley Mills, PE
800 8th Street
Vero Beach, FL 32962

Requested Action: Approval of a conditional use to operate a microbrewery within an established structure.

Location: 130 N 2nd Street

Parcel ID: 2410-503-0055-000-9

Zoning: Central Commercial Zone (C-4).

Surrounding Zoning

North	East	South	West
C-4	C-4	C-4	C-4

Future Land Use: Central Business District (CBD)

Parcel Size: .38 acres

Staff Analysis:

The applicant, Sailfish Brewery Company (Sailfish), is requesting Conditional Use approval to transfer and expand brewing operations from their existing facility to the eastern wing of 130 N 2nd Street, commonly known as the former JC Penny Building. The subject property is zoned Central Commercial Zone (C-4).

Project Overview

Sailfish is requesting permission from the City to operate a brewery within the existing 21,708 square foot building which is formerly a warehouse for Office Products & Services (OPS). The brewing operations are limited to the east 11,000 square feet of the first floor, reserving space for a future taproom which would serve samples of the on-site brewed beer to public visitors.

Sailfish Brewery opened its doors in Edgartown in April 2013, and has expanded brewing capacity twice to meet on-site and distribution demand. Sailfish is seeking the presented expansion to meet rising demand, and to shift provide a more appropriate venue for the scale of operations necessary. The expansion includes the provision of a new 20 barrel brew system, which will increase current output tenfold, allowing Sailfish to distribute its product throughout the state.

The proposed expansion is slated to create eight (8) new jobs, in addition to the current Sailfish team of five (5) full-time employees. The expansion provides Sailfish with capacity for future growth in the downtown area, further providing greater exposure and capacity for brewery tours, soft good sales, and an on-site taproom.

The proposed project does not necessitate any parking or drainage modifications. Exterior alterations are limited to cosmetic improvements such as window, door, and hardware replacement, exterior paint, and the construction a new sidewalk connection from Avenue A to the eastern entrance within an existing alleyway.

Deliveries & Traffic

Sailfish Brewery will be receiving deliveries during normal business hours, from ingredient vendors, at a frequency of four (4) times per month and from their distributor, Southern Eagle, three (3) times a week.

Deliveries will be processed via an existing loading dock located at the southeast corner of the structure, accessible via the Avenue A and the City owned parking lot. Alternative provisions are identified in the event of development or sale of the abutting City owned land.

Vendors and the distributor will be provided with delivery route information prior to the first delivery, in order to minimize conflicts with downtown traffic. The presented level of traffic impact is consistent with the downtown and comparable uses, therefore the facility will not negatively impact the established level of service.

Parking & Hours of Operation

The subject site is located within the Downtown Business and Entertainment Overlay District, and exempt from off-street parking requirements. The existing structure occupies the boundaries of the property, precluding the consideration of on-site parking. Public parking is available via a surface lot to the east, on-street parking spaces, and the City Parking Garage within walking distance.

The intended hours of operations for Sailfish Brewery are as follows:

Brewery:

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

Taproom (Future):

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

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

Modification to the presented hours, to extend nighttime hours consistent with other City Code regulations for alcohol sales and noise, should not present adverse impacts to the district, if contemplated.

Future Taproom & Design

The brewery is seeking to open in March 2016, and begin construction of the taproom in December 2016. The taproom addition will provide an opportunity to expand brewery tours and enhance commercial activity through the service of beer samples, private parties, and other opportunities for visitors.

The integration of a taproom provides a key component for the use proposed within the C-4 district, increasing consumer interaction with the establishment and developing a destination. The presented floor plan utilizes the existing access point on the east side of the building, via a proposed sidewalk with the established alleyway. The future taproom will significantly increase pedestrian traffic to the facility; therefore the applicant is encouraged to consider options to provide an entrance from Avenue A, or retail windows, to cater to the pedestrian and eliminate the large expanse of wall without windows or detail facing this right-of-way. The provision of compatible fenestration that reveals interior activity and encourages interest in the products or services provided would significantly enhance this section of downtown.

Technical Review Committee:

All affected City Departments have reviewed the proposed Conditional Use and have provided guidance and conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and responses by the applicant are provided for review.

Property Owner Response Summary:

A total of 28 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of November 10, 2015, 1 response has been received in support of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their November 10th, 2015, meeting, voted unanimously to recommend approval of the request with the recommended conditions presented by Staff.

Staff Recommendation:

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested conditional use with the following conditions:

- 1) The applicant establishes a shared dumpster agreement, or authorized refuse collection location, prior to Certificate of Occupancy;
- 2) The applicant integrates compatible fenestration on the northern façade that reveals interior activity and encourages interest in the products or services provided, consistent with City Code Section 22-59(g)(3) & (4) prior to occupancy of the taproom.