



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use w/ No New Construction – Harbor Community Bank
600 Edwards Road

DATE: November 24th, 2015

STAFF REPORT

Owner: WBC Collections LP
333 W State St., Milwaukee, WI 53203

Applicant/Representative: Harbor Community Bank
200 South Indian River Drive, Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use application to operate administrative offices within an I1, Light Industrial Zone

Location: 600 Edwards Road

Parcel IDs: 2422-602-0163-000-0

Current Zoning: I1, Light Industrial Zone

Current Future Land Use: I, Industrial

Surrounding Zoning:

North	East	South	West
R-4	C-3	C-3	R-2

Parcel(s) Size: 6.37 acres

Staff Analysis

The applicant, Harbor Community Bank, is seeking approval to operate administrative offices in part of the structure located at 600 Edwards Road. This property is currently zoned I1, Light Industrial which allows administrative offices with Conditional Use approval.

This structure has been utilized for warehousing and distribution of newspapers for over a decade. The operation has since downsized, ultimately only encompassing half of the structure. Harbor Community Bank is seeking to use the remainder of the building as its operations center. This location will not have any direct customer assistance and will not operate as a branch of Harbor Community Bank. The applicant is undergoing interior construction to erect a number of offices, conference rooms, and a break room while departments such as Credit Operations, Bookkeeping, and Loan Operations will have open concept style offices.

TRC Comments

This project was transmitted to all reviewing departments of the Technical Review Committee. The generated comments are attached to this staff report.

Planning Board Recommendation

At their November 10th meeting, the Planning Board recommended approval of the application with staff's conditions.

Staff Comments

Staff recommends that the City Commission approve the Conditional Use application with the following conditions:

1. Applicant to provide sidewalk along Edwards Road right-of-way. Applicant may submit "payment in lieu of" to St. Lucie County.
2. Applicant to install required shrubs.
3. Applicant to provide three additional parking spaces or "payment in lieu of".