



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

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 2, 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.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation to the City Commission to approve the Conditional Use application with the following conditions:

1. Sidewalks are required along the Edwards Road right-of-way. Please coordinate with Saint Lucie County Engineering department if payment in lieu of is pursued.
2. Please provide shrubs along the front property line.
3. The site needs three additional parking spaces to become code compliant. Please provide these spaces or "payment in lieu of".