



TO: Nicholas Mimms, PE, City Manager
 Honorable Mayor and City Commission

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Conditional Use with No New Construction
 Office Furniture Consultants, Woodworking
 2610 Orange Avenue**

DATE: February 19, 2019

STAFF REPORT

Property Owner: Pinchuk Warehouse Properties LLC
 210 174th Street, Apt 2119
 Sunny Isles Beach, FL 33160

Applicant/Business Owner: Michael J Waldrop Innovation Contracting
 P.O. Box 12757
 Fort Pierce, FL 34979

Applicant’s Request: Approval of a Conditional Use Application (No New Construction) for
 woodworking activity.

Site Location: 2610 Orange Avenue

Parcel ID: 2408-507-0018-000-3

Current Zoning: C-3, General Commercial Zoning District

Future Land Use: GC, General Commercial

Site Size: **0.80 acres**

Surrounding Zoning

North	East	South	West
C-3	C-3	C-3	C-3

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis:

Request

In accordance with Sections 22-22, and 2276 Of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed woodworking activity.

Background

The proposed 1127 square foot woodworking room will replace one of the storage areas of the Office Furniture Consultants warehouse of 15,584 square feet sales, office and storage.

The subject warehouse is located in General Commercial Zoning District (C-3). The Future Land Use of this property is General Commercial (GC).

Parking Calculations

There is no additional parking required to accommodate the proposed conditional use (woodworking activity).

Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at January 17, 2019 meeting. All comments were acknowledged by the applicant.

Planning Board

At their February 12th, 2019 meeting, the Planning Board voted unanimously, to recommend approval of the requested Conditional Use subject to compliance with staff conditions.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends approval of the Conditional Use with the following conditions to be met prior to the Building Department Permit issuance:

1. Comply with City Code Section 22-60. *Off-street parking and loading (j) Lighting (1)a*. Please provide the lighting plan with a minimum average of two (2) footcandles.
2. Submit Change of Use Application to the Building Department to include a signed and sealed Life Safety Plan.
3. Provide a copy of a signed and sealed boundary survey.
4. Provide revisions to the parking in accordance with the existing structure features; Revise width of a handicapped access aisle to comply with ADA requirements, revise parking stall length to provide a minimum length of 18 feet, show the location of the stop sign and stop bar and indicate the standard parking stall width.
5. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27th Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.