



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director *RG*

**FROM:** Maria Lewicka, AICP, Historic Preservation Planner *ML*

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

**DATE:** February 5, 2019

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**STAFF REPORT**

**Property Owner:** Pinchuk Warehouse Properties LLC  
 210 174<sup>th</sup> 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. Fort Pierce Building, Engineering and Police Departments, Fort Pierce Utilities Authority W/WW Engineering and St Lucie County Surveyor, provided comments (attached). All comments were acknowledged by the applicant.

### 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 that the Planning Board forward a recommendation to approve the request 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 27<sup>th</sup> Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.