



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Conditional Use – Gateway Plaza Arcade
 2051 South US Highway 1**

BOARD DATE: March 1, 2021

STAFF REPORT

Property Owner: Morris/Satnick FP Assoc LLC
 350 Veterans Blvd
 Rutherford, NJ 07070

**Applicant/
 Representative** Tod Mowery, AICP
 100 South 2nd Street
 Fort Pierce, FL 34950

Applicant’s Request: Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.

Location(s): 2051 South US Highway 1

Parcel ID: 2415-313-0005-010-9

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

	North	East	South	West
Surrounding FLUM:	GC/RM	GC	GC	GC/RM
Surrounding Zoning:	C-3/R-4	C-3	C-3	C-3/R-4

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, and 125-325 of the City Code, the applicant and representative Tod Mowery, and the property owner, Morris/Satnick FP Assoc LLC, are seeking a Conditional Use with No New Construction approval to operate a 31 machine arcade amusement center at 2051 South US Highway 1. The property is 14.20 acres, and the building is a multi-tenant building consisting of 24 tenant spaces. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The subject building was constructed in 1969 and is approximately 117,428 square feet. Currently, 13 of the 25 tenant spaces in the shopping center are vacant. The arcade will occupy Unit 7, which is a 2,000 square foot space. The proposed arcade amusement center is anticipated to run at 100% capacity (31 machines), weekdays from 8am–12am, weekends from 8am – 2am.

The property currently provides 477 parking spaces on site. The parking calculation pursuant to City Code 125-325 (2)(I) is .75 parking spaces per each machine. As such, the parking requirement for the proposed number of machines is 24 parking spaces. As the Gateway Plaza is considered a shopping center, the remainder of the businesses would be parked at the parking category of “shopping centers which exceed 50,000 square feet of gross floor area”. This category stipulates that one (1) parking space per 250 square feet of gross floor area will need to be provided. The Gateway Plaza with the arcade, current businesses, and future tenant spaces meets the requirements for parking stipulated in City Cde 125-315 (d)(2)(I).

The applicant has provided an explanation to TRC comments that the lighting on the property is currently being addressed with the repair and removal of broken light fixtures. The applicants will also be providing updated lighting underneath the retail canopies for each tenant. The lighting will be addressed through the Building Permit process. The property currently has landscaping, which needs updating. The applicant has noted in their response to TRC comments that a landscape contract has been awarded for the site. The landscape islands will be updated as well as a new landscape strip will be installed on the property line that is shared with Burger King and the former Payless store. The landscaping will also be addressed through the Building Permit process. Sidewalks are present around the site and no new sidewalks will need to be constructed.

Zoning & Land Use

The site is located within the C-3 District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. The proposed use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, City Code Section 125-325 is devoted solely to the regulation of the arcade business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Conditional Use and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board

The Planning Board at their meeting on February 9, 2021 voted 7-0 to recommend approval of the request as presented.

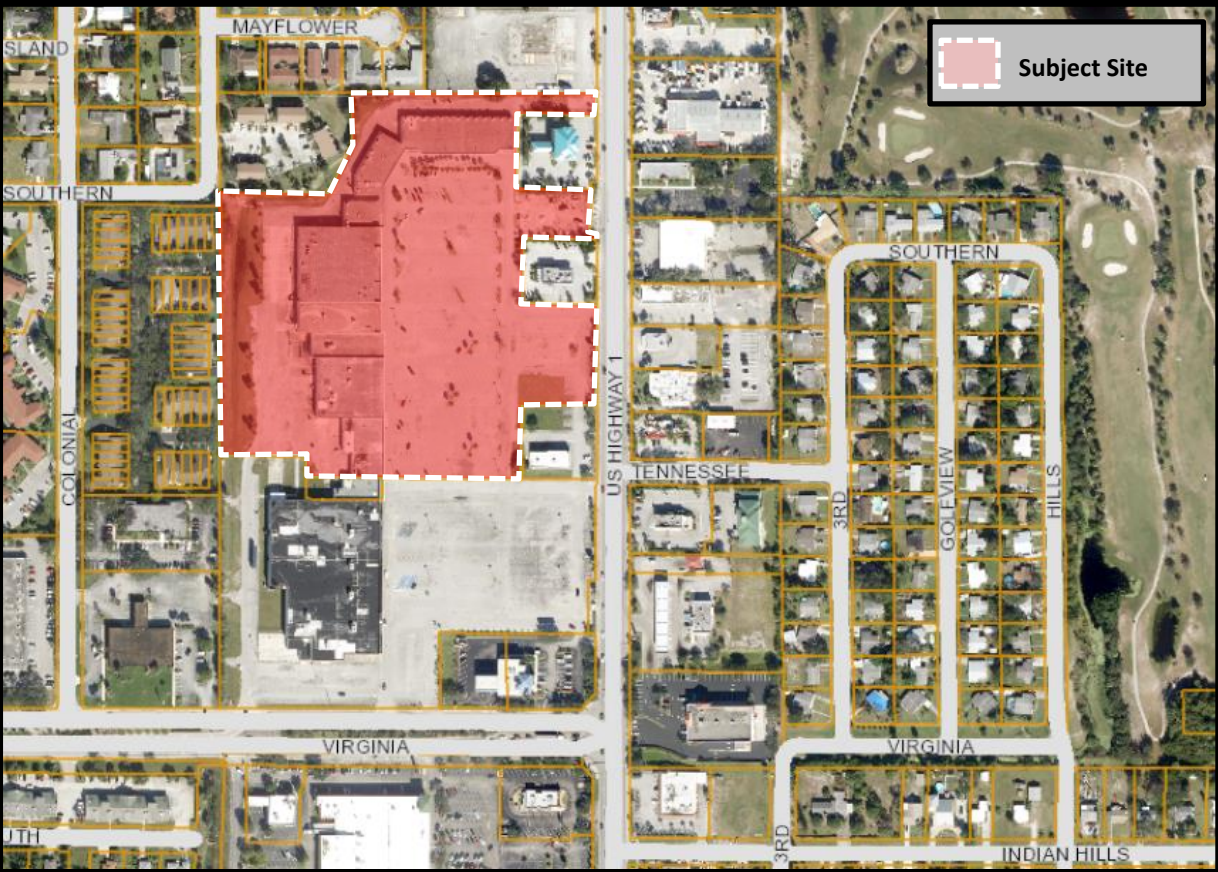
Public Notification


213 letters were sent out to property owners within 500 feet of the subject property in accordance with City Code 125-37(b).

Staff Recommendation

Staff recommends that the City Commission **Approve** the Conditional Use with No New Construction with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125-315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).




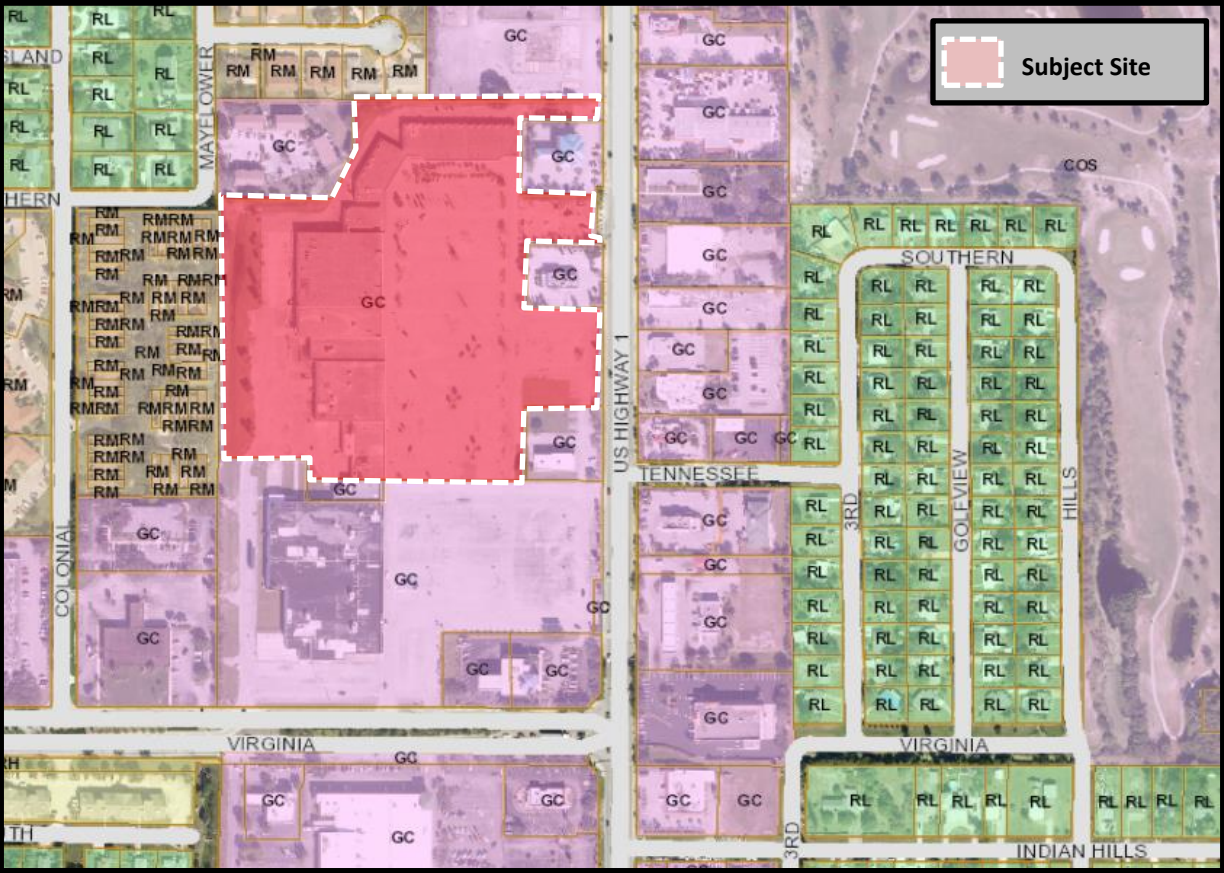
 Subject Site



Conditional Use
2051 S. US Highway 1
Aerial Map

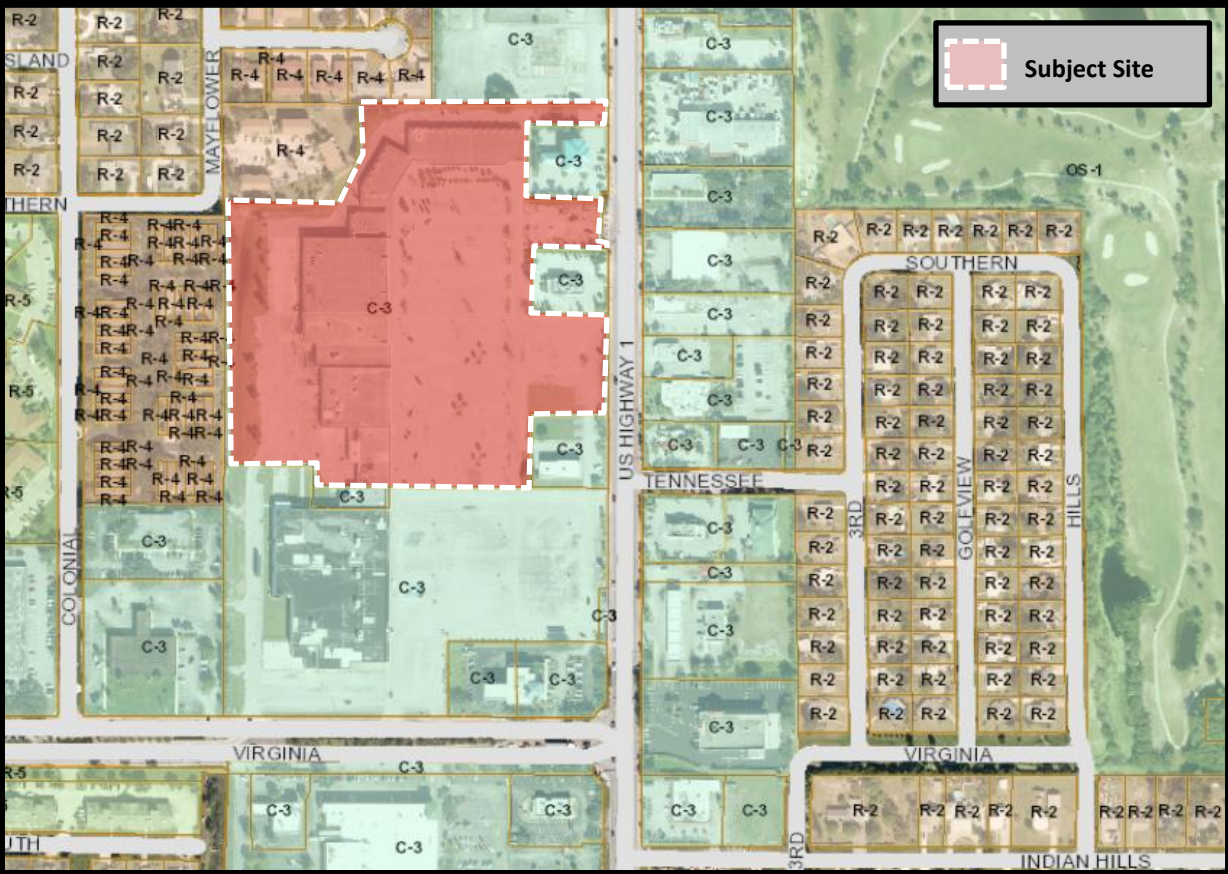
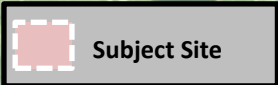


 Subject Site



Conditional Use
2051 S. US Highway 1
Future Land Use Map





**Conditional Use
2051 S. US Highway 1
Zoning Map**





November 18, 2020

Tod Mowery – Redtail DG
806 Delaware Avenue
Fort Pierce, FL 34950

**Subject: Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1
Technical Review Project # 20-04000019**

Fort Pierce Planning:

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt.
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt.
3. What are the hours of operation? Include this in the narrative.
4. Provide a floor plan for the business
5. Demonstrate written compliance with all design standards contained within City Code 125-325.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction - Gateway Plaza Arcade - 2051 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 11/17/2020



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade)

Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957



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www.fpua.com



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Gateway Plaza Arcade

REVIEW DATE: 11/10/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1) Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

"Our Family Serving Yours"
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www.slcfcd.com