



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

**THROUGH:** Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

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

**RE:** **Application for Conditional Use – Orange Blossome Self-Storage  
 4204 Okeechobee Road**

**BOARD DATE:** August 16, 2021

**STAFF REPORT**

**Property Owner:** School Board of St. Lucie County Florida  
 9461 Brandywine Lane  
 Port St. Lucie, FL 34986

**Applicant/  
 Representative** HJA Design Studio  
 50 East Ocean Blvd, Suite 101  
 Stuart, FL 34994

**Applicant’s Request:** Approval of a Conditional Use with No New Construction to operate a self-storage business.

**Location(s):** 4204 Okeechobee Road

**Parcel ID:** 2418-434-0001-000-9

**Future Land Use:** General Commercial (GC)

**Current Zoning:** General Commercial Zone (C-3)

**Surrounding FLUM:**

**Surrounding Zoning:**

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

**Utilities:** FPUA

## **Staff Analysis:**

### ***Request***

In accordance with Sections 125-187, 125-200, and 125-237 of the City Code, the applicant and representative HJA Design Studio, and the property owner, School Board of St. Lucie County Florida, are seeking a Conditional Use with No New Construction approval to operate a 1,290-unit self-storage facility at 4204 Okeechobee Road. The property is 11.93 acres and is part of the Orange Blossom Business Center complex. 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 1984 and is approximately 141,894 square feet. This building was formally part of the Orange Blossom Mall and this building specifically was where Sears was located. Eventually the building was sold to the St. Lucie County School Board where they used it as their main campus until 2017 when hurricane damage from Hurricane Maria caused flooding to the building. The applicant will be providing 1,290 self-storage units that will be completely enclosed within the building. All of these units will be climate controlled and no direct access to any unit will be provided on the outside of the building. Two loading and unloading access areas are located on the rear exterior of the building and main customer access will be provided at the front of the building. The access to the building will be limited and customers will need a pin or access code to enter the non-public areas of the building. 24/7 access by police and fire is being provided through a Knox-box at main access door to the building.

The property currently has approximately 800 parking spaces on site. The code does specifically list parking requirements for self-storage, the use parking category that is most similar to this would be the parking requirements for manufacturing, wholesale trade, and warehouse establishments. The parking calculation pursuant to City Code 125-315 (d)(3) for these uses would be 1 (one) parking space per 600 square feet of gross floor area. As such, the parking requirement for the proposed use would be approximately 235 parking spaces. Historically self-storage uses do not generate the amount of traffic at any one time that would warrant the need for 235 parking spaces. However, since this is being proposed within an already existing commercial center the parking spaces are already present and available to the business should they need to use them. Based on the amount of parking spaces available in and around the site this proposed use fully meets the requirements of the city parking code.

The whole entire Orange Blossom site will be undergoing a complete renovation and rehabilitation. This site has a master HOA that controls all of the development in and around the site. The Master HOA will be responsible for updating all of the landscaping and lighting in cooperation and coordination with this applicant. This proposed use is only the first of a multi-step and multi-year process to redevelop this site so that that it can once again become an active and central part of the city. The landscaping and lighting will be addressed through the Building Permit process.

### ***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 limited access self-storage facility, that will be secured and monitored 24/7. The site itself is an existing commercial space with existing landscaping, parking, and lighting features that will be brought up to current City standards as the site is being renovated and re-retrofitted to meet the needs of the citizens of the area.

***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***

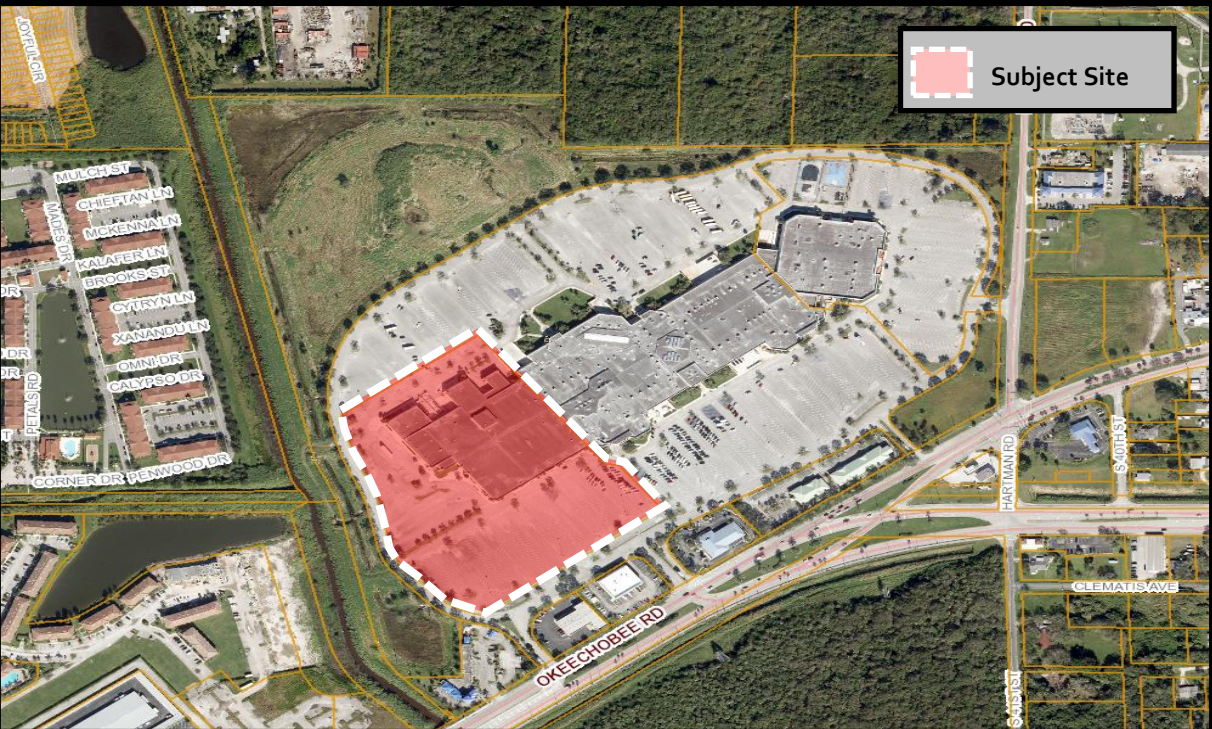
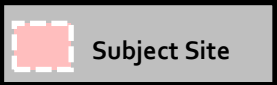
The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the request as presented.

***Public Notification***

14 Letters were mailed out to property owners with 500 feet of the subject property on August 4, 2021.

***Staff Recommendation***

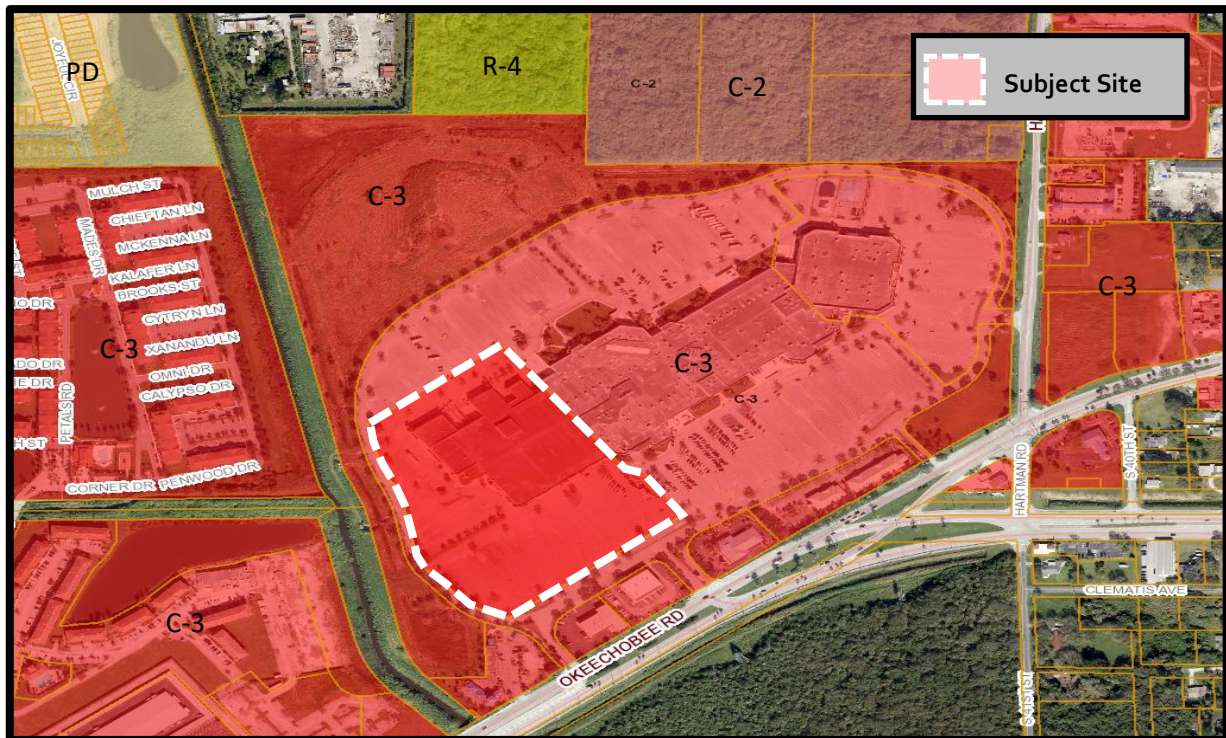
The requested Application for Conditional Use with No New Construction meets the criteria specified in Section 125-237 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project as presented.



Conditional Use  
4204 Okeechobee Road  
Aerial Map









January 20, 2020

Erika Beitler Jr  
50 East Ocean Blvd, Suite 101  
Stuart, FL 34994

**Subject: Conditional Use Self Storage – Orange Blossom Business Center  
Technical Review Project # 20-0400026**

**Fort Pierce Planning:**

1. It is staffs understanding that the self-storage use will be 100% contained inside the existing building and that there will be no exterior improvements to the building except for a sign.
2. Provide a detailed project narrative that explains the project and what it entails.
3. Are there any landscaping improvements proposed for the site?
4. How many storage units will be contained in the building?
5. Provide a floor plan for how the proposed used will be laid out in the building.
6. What are the anticipated daily trips to and from the site?

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](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Orange Blossom Business Center CU – 4202 Okeechobee Road  
TRC No. 20-0400026**

**DATE : January 14, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend                   | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

No comments

JRA/tst/tst *TS*



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

*Florida*

## Technical Review Committee meeting

**January 21st, 2021**

Case # 20-04000026

Planner: Brandon Creagan

Rezoning and Future Land Use

4204 Okeechobee Rd., Ft. Pierce (Orange Blossom Business Center)

### **Comments:**

Please ensure the parking lot and building exterior are illuminated to or beyond the 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 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-04000026

Conditional Use – Orange Blossom Business Center – 4204 Okeechobee Road

### Comments

FPUA W/WW Engineering: Approved as noted, is no objection to the application.

For additional information, please contact:

**John Biggs**

*Environmental Engineer*

*W/WW Engineering Department*

1701 S. 37<sup>th</sup> Street,

Fort Pierce, FL 34947

[jbiggs@fpu.com](mailto:jbiggs@fpu.com)

Office: 772.466.1600 Ext. 3474

FPUA Electric & Gas Engineering: Approved.

If the owner/occupant should have any questions, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947

[sscimeca@fpu.com](mailto:sscimeca@fpu.com)

Office: (772)466-1600 Ext. 6957



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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: Orange Blossom Business Center (4204 Okeechobee Road)**

**REVIEW DATE: 1/11/2021**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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#### **The Following Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. The Fire District reserves the right for future comments at the site plan & building construction phase.**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

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- 5. 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.**

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