



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

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

FROM: Vennis Gilmore, Senior Planner

RE: **Bamboo Palms Arcade**
1717 S US HWY 1

BOARD DATE: August 16, 2021

STAFF REPORT

Owner: Bamboo Palms
 3609 S. Indian River Drive
 Fort Pierce, FL 34982

Representative: Architectonic Inc.
 806 Delaware Avenue
 Fort Pierce, FL 34950

Applicant’s Request: Approval of a Conditional Use with No New Construction and Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines

Location(s): 1717 S US Highway 1

Parcel ID(s): 2415-311-0004-000-3, 2415-311-0004-010-6

Future Land Use: General Commercial (GC)
Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	RM

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	R-4

Utilities: FPUA

Acres: 2.88
Staff Analysis:

Request

In accordance with Sections 125-187, 125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction and Waiver of Distance to operate a 1,130 sq ft Amusement Arcade Center with 22 arcade machines. The approximately 2.88 acres property is located just south of Ohio Avenue and west of S. US Highway 1. The subject site is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The proposed arcade will be located in one (1) bay of a retail plaza. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for the amusement of adults. The project's floor plan will consist of an office, (2) restrooms, and (22) arcade machines stations. Hours of operation will be Sunday through Thursday from 8am-12am and Friday through Saturday 8am-2am.

Future Land Use & Zoning

The GC Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site is located within the C-3, 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. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Parking

Pursuant to City Code Section 125-325 (2)(l)(f), Design Standards, Amusement Arcade Centers shall provide 0.75 parking spaces for each arcade gaming machine and shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. The required parking is 17 parking spaces. The subject site plan features 62 parking spaces with three (3) designated

handicap parking spaces. The submitted site plan indicates the proposed location of the required bicycle rack. The required bicycle rack will be a condition of approval.

Landscaping

The applicant has not submitted an updated Landscape Plan demonstrating that new trees and plantings will comply with the requirements of the City's landscaping ordinance.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. A Waiver of Distance Application is required because the proposed use of Arcade Amusement Center is within 1,250 feet of another proposed Arcade Amusement Center, Gateway Plaza Arcade (2051 S. US Highway 1).

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;

- a. Walgreens located at 1603 S. US Highway 1 - 0 feet
- b. Aldi located at 1412 S. US Highway 1 – 461 feet
- c. Family Dollar located at 2047 S. US Highway 1 – 459 feet

2.

The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

- a. The proposed number of machines is 22. The existing bay of the retail plaza is approximately 1,130 square feet. Both sizes are relatively small for commercial uses.

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections [123-37](#) and [125-316](#);

- a. 17 parking spaces with 3 designated handicap spaces is required for the subject Arcade Amusement Center; the applicant is providing 17 parking spaces with 3 designated handicap spaces. The applicant will not provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

- a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.

Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

- a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.

The number of police calls to the proposed location and/or adjacent properties within the past year.

- a. An update will be provided to City Commission.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use, Design Review, and Waiver of Distance with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Public Notification

Notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property.

Planning Board Recommendation

The Planning Board, at their July 14th, 2021 meeting, voted unanimously to recommend Approval of the request.

Staff Recommendation:

The proposed use offers a provision of Arcade Amusement Center representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following three (3) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be

located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.
Install a bicycle rack with the minimum required spaces.

2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.
3. A Lot Combination and Unity of Title, or Covenant in Lieu of Unity of Title of Parcel ID: 2415-311-0004-000-3 and Parcel ID: 2415-311-0004-010-6, to provide continual access for a sustainable commercial site must be completed.

June 16, 2021

Michael Menard, Architectonic, Inc.
806 Delaware Avenue
Fort Pierce, FL 34950

Subject: Bamboo Palms Arcade – 1717 S. US Highway 1 – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 4 bicycle spaces.**
2. Adhere to City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement.

Fort Pierce Engineering Department

Please contact for comments.

Fort Pierce Utility Authority

FPUA W/WW Engineering: No comment. This location is presently a water and wastewater customer of FPUA. If service modification is required, please contact Lugey Dawson @ (772) 466-1600 ext. 3428.

FPUA Electric & Gas Engineering: No comment.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments received

Fort Pierce Police Department

No comments at this time.

Officer Damian Spotts
Crime Prevention Practitioner
Fort Pierce Police Department.

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 6.17.21
Property Address: Conditional Use With No New Construction and Waiver of Distance –
Bamboo Palms - 1717 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 7th 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:

Building Official's or Representative's Signature _____

Date: 6/15/21



To : Vennis Gilmore, Planner

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

JRA

**RE : Conditional Use & Waiver of Distance – Bamboo Palms Arcade –
 1717 S US Hwy 1**

RECEIVED

DATE : June 15, 2021

JUN 15 2021

CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on June 09, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> CU & Waiver of Distance Application | <input type="checkbox"/> Building Construction Plans |
| <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

- Recommend Do Not Recommend

- CU & Waiver of Distance Building Permit 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.

- See attached for comments

ENGINEERING COMMENTS:

1. The proposed parking in the rear of the property shall require bumper rails in accordance with the City of Fort Pierce Ordinance Section 125-315(C-7).
2. The proposed parking in the rear of the property will change the traffic pattern of the parking lot. Do Not Enter signs shall be required at the rear southwest and northwest corners of the commercial building.
3. In review of the provided Boundary Survey, the proposed landscape for the southern portion of property is situated on the neighboring property. All landscaping shall be situated on the existing property boundaries.

JRA/VB/vb





BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Bamboo Palms 1717 S. US 1

REVIEW DATE: 6/7/2021

PLANNER: GILMORE

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. 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. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 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.**

"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

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



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

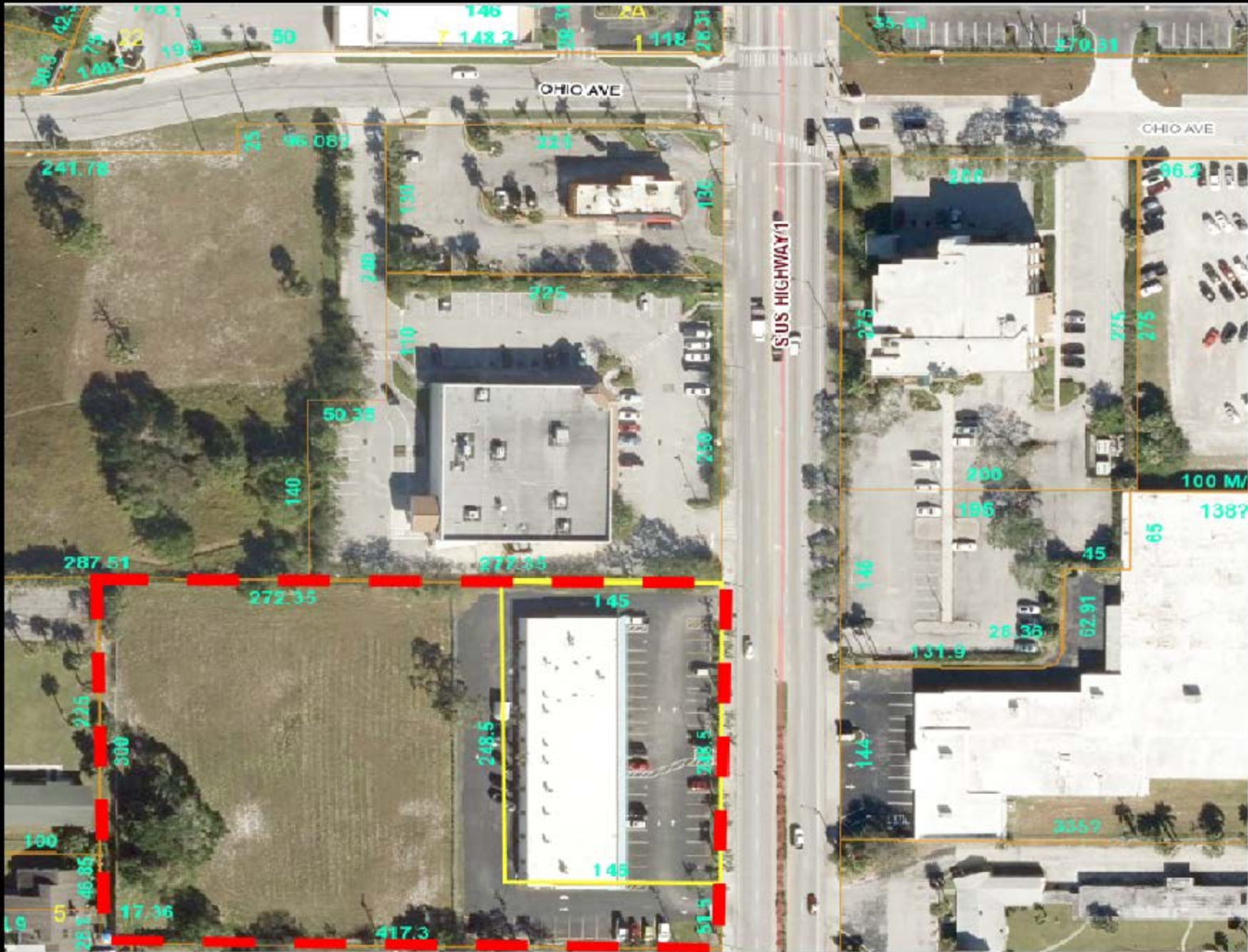
The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

"Our Family Serving Yours"

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

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

www.slcfcd.com



Legend

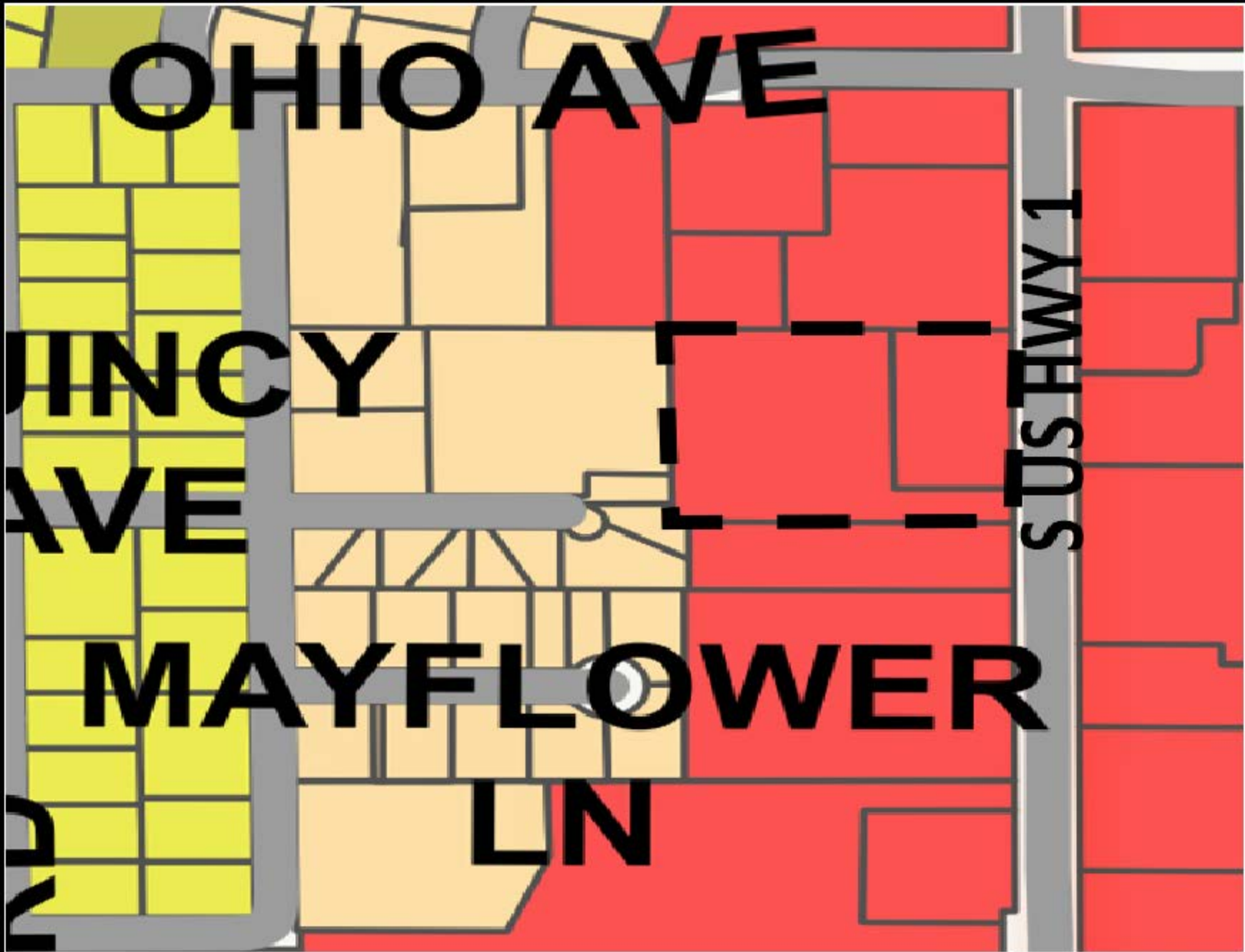
•••• Subject Site

-  GC, General Commercial
-  RL, Low Density Residential
-  RM, Medium Density Residential

Location Map




Bamboo Palms Arcade
1717 S. US Highway 1





Legend

•••• Subject Site

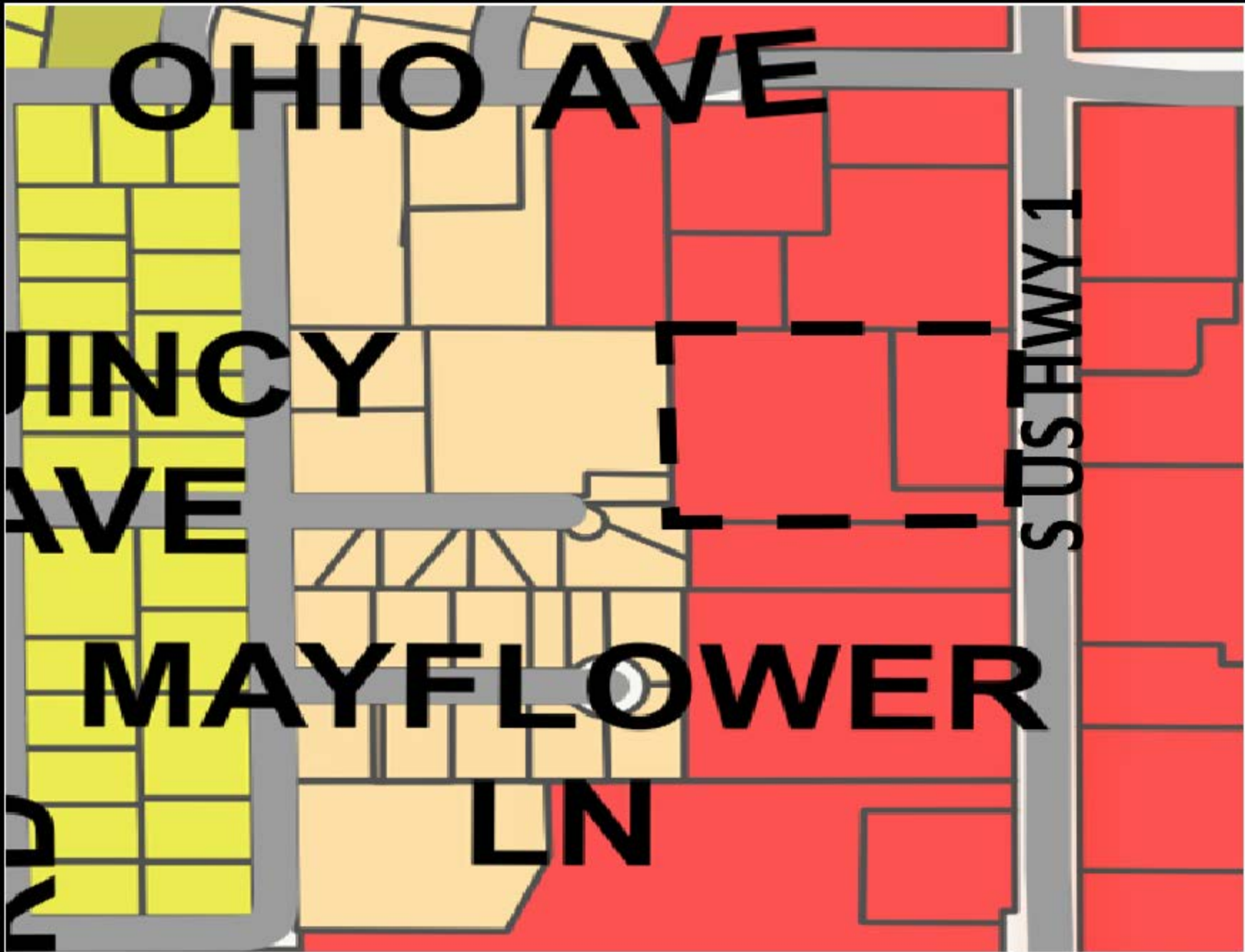
-  GC, General Commercial
-  RL, Low Density Residential
-  RM, Medium Density Residential

FLU Map

Bamboo Palms Arcade
1717 S. US Highway 1



THE SUNRISE CITY
FORT PIERCE
Florida



Legend

•••• Subject Site

 C - 4, General Commercial Zone

 R-2, Single-Family Intermediate Density Zone

 R-4, Medium Density Residential Zone

Zoning Map

Bamboo Palms Arcade
1717 S. US Highway 1



THE SUNRISE CITY
FORT PIERCE
Florida