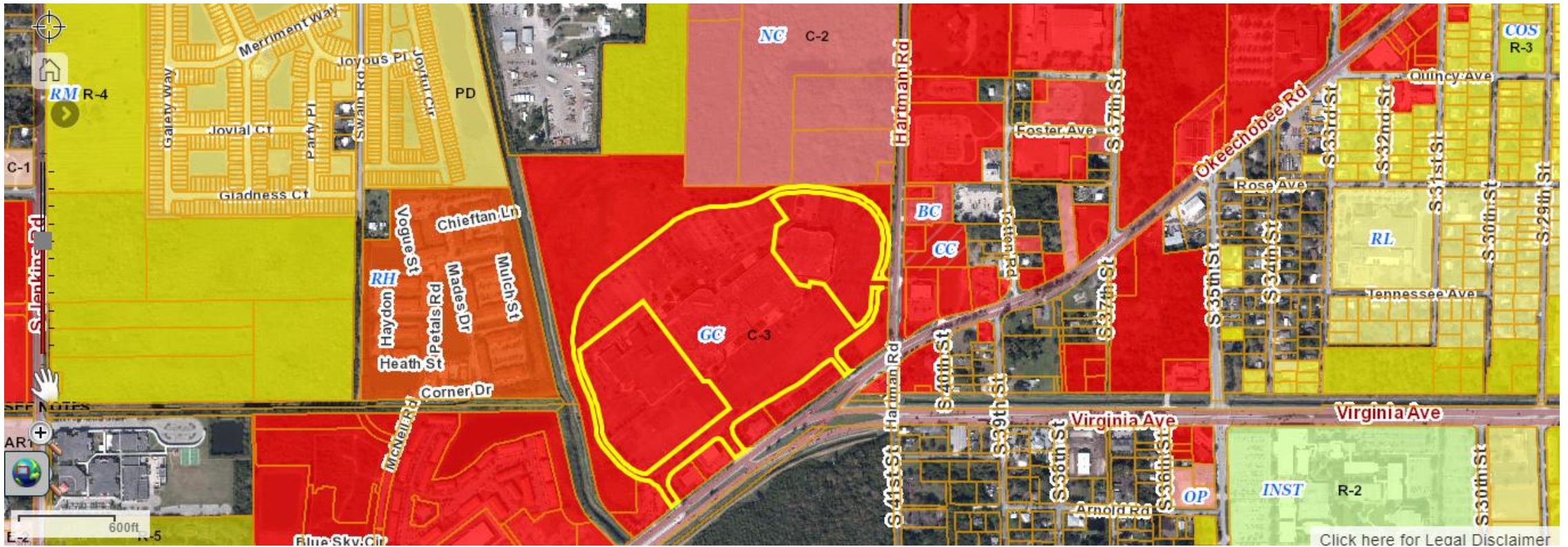


Conditional Use Approval Renaissance Business Park

Conditional Use Approval to allow certain uses proposed for the redevelopment of the former Orange Blossom Mall now owned and occupied by the current owner, Prime Rock Energy Capital as the Renaissance Business Park.

4100 and 4200 Okeechobee Road



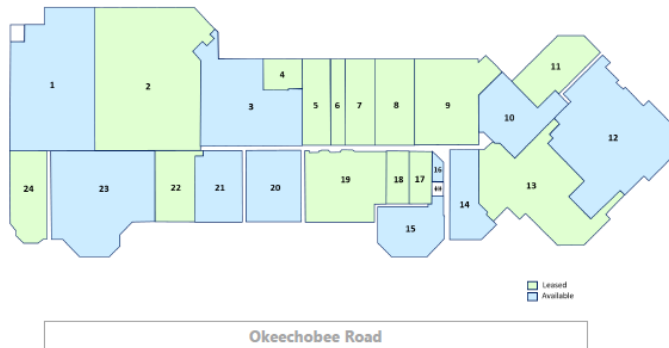


Future Land Use Designation – General Commercial (GC)
Zoning Atlas Map Classification – General Commercial Zone (C-3)





INDICATIVE CONDITIONAL USE FLOOR PLAN



Existing Permitted Tenants			
Name	Use	Unit #	SF
Relogistics	Contractors/Others Performing Services Off-Site	2	45,400
South Florida Electric	Contractors/Others Performing Services Off-Site	4	3,817
IPS Lights	Contractors/Others Performing Services Off-Site	5	8,147
Restec	Research Service	6	4,063
St. Lucie Collision	Vehicle Repair, General	7	7,000
One Stop	Contractors/Others Performing Services Off-Site	8	10,364
Supervisor of Elections #1	Government Facilities	9	10,945
Patches	Administrative, Professional, General, Medical Office	11	8,597
Maximus	Administrative, Professional, General, Medical Office	13	22,100
Power of Parenting	Administrative, Professional, General, Medical Office	17	1,961
New Horizons	Administrative, Professional, General, Medical Office	18	3,667
Supervisor of Elections #2	Government Facilities	19	16,594
TC Medical	Administrative, Professional, General, Medical Office	22	7,458
Calvary Compassion Church	Religious Institution	24	8,475

Potential Uses for Vacant Spaces			
Use Status	Use	Unit #	SF
Conditional	Light Industrial/Manufacturing, Warehouse & Freight	1	35,498
Permitted	Catering Facility	3	26,091
Conditional	Daycare Center	10	14,947
Conditional	Education	12	34,850
Conditional	Medical Facilities	14	9,291
Conditional	Medical Facilities	15	10,793
Conditional	Medical Facilities	16	955
Conditional	Social Service Institution	20	17,553
Conditional	Education	21	6,779
Conditional	Environmental Research and Education Facilities	23	29,408

*Estimated maximum square footage for all conditional uses is 100,000 SF			
Other Potential Conditional Uses			
Use Status	Use	Unit #	Est. Max SF
Conditional	Self-Service Storage		100,000
Conditional	Building Maintenance Facilities & Services		100,000
Conditional	Microbrewery		100,000
Conditional	Vehicle Storage		100,000
Conditional	Marine-Related Industrial		100,000

*All square footages for conditional uses are estimated and subject to change based on demand

The applicant is seeking Conditional Use Approval to permit the following list of uses that are proposed within the building as shown on the Indicative Conditional Use Floor Plan below:

- Light Industrial Service/Manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- College or University
- Education (Elementary, Middle, High School, College/University)
- Medical Facilities
- Social Service Institution
- Self-Service Storage
- Building Maintenance Facilities and Services
- Microbrewery
- Marine-Related Industrial
- Vehicle Storage

- ***Phase 1 – Commercial Re-Use of Existing Building (Subject Application)***

- Prime Rock is completely renovating the existing business center building into a world-class business park, continuing with flex, social services, education and small businesses who need offices, work shops, and warehouse. The facade, entrances, landscaping, roofing and full interiors are currently being renovated. The street scape is being upgraded and maintained including signage, landscaped areas, and overall appeal.

- • Recent economic changes have generated significant increased demand for small-to medium-sized flex spaces where growing businesses can have offices, workshop, and warehouse all in one location.
- • Renaissance Business Park’s location and building structure lends itself well to 4,000 to 45,000 square foot tenants, a significantly underserved market
- • Prime Rock will build out over 300,000 square feet of space within the building to accommodate an estimated 600 new jobs and multiple businesses serving Fort Pierce and St. Lucie County.
- • The entire site will be upgraded to create a first-class campus feel



• The applicant has provided full copies of the Declaration and the First Amendment to the Declaration; however, the following are examples of a few of the use restrictions contained in the foregoing documents:

- - No owner or tenant may use their unit in any way which would constitute a legal nuisance to other owners or tenants.
 - Bars selling alcoholic beverages for on premises consumption as its principal business purpose are prohibited.
 - Any use which emits a strong, unusual, offensive, obnoxious odor, fumes, dust or vapors or any sound which can be heard, or odor smelled, outside of the building and permeates into the other owner's property is prohibited.
 - Any industrial or manufacturing activity that uses any toxic chemicals or pollutants as defined by any governmental agency (except chemicals found in common household cleaning supplies or office products) is prohibited.
 - Any distilling, refining, smelting, agricultural or mining operation is prohibited.
 - These are just a few of the use restrictions contained in the existing Declaration documents.





Cotleur &
Hearing



On March 14, 2022, the Planning Board recommended **APPROVAL** with a revised Condition 3 of staff's recommendations.

1. The subject Conditional Use approves only those requested uses in the subject staff report and site plan that require Conditional Use Approval. Those permitted by right do not require Conditional Use Approval.

2. The subject Conditional Use Approval is limited to Phase 1. Future Phases will require a separate Site Plan (Development and Design) Approval.

3. No later than 180 days after the date of the City Commission hearing approving the Conditional Use, the applicant shall complete improvements to the landscaping in the existing landscape islands within the applicant's property located at the entrances to the mall and along the ring road surrounding the mall. Such landscaping improvements shall be completed in accordance with landscape plans submitted to the City and approved by City staff prior to installation and shall only use landscaping materials in compliance with the current City code. If such landscaping is not completed on or prior to the foregoing deadline, no further certificates of occupancy shall be issued for applicant's property, until such landscaping is completed.

