



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

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

**RE: Conditional Use Approval
 Renaissance Business Park -4100 and 4200 Okeechobee Road
 21-04000013**

MEETING DATE: April 18, 2022

STAFF REPORT

Owner/Applicant Prime Rock Energy Capital (Michael O'Neill and Tom Kennedy)
 P.O. Box 508
 Wayne, PA 19087

Applicant's Request: Conditional Use Approval for Specific Uses to be located within the Renaissance Business Park (formerly the Orange Blossom Mall)

Location(s): The subject parcels are addressed at 4100 and 4200 Okeechobee Road and are generally located north of Okeechobee Road and west of Hartman Road

Size: 39.28 acres+/-

Parcel ID(s): 2418-431-0001-000-0 and 2418-442-0001-000-4

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	General Commercial (GC) and Neighborhood Commercial (NC)	GC	GC and COM (SLC)	GC
Surrounding Zoning:	General Commercial (C-3) and Neighborhood Commercial Zone (C-2)	C-3	C-3 and CG (SLC)	C-3
Utilities:	FPUA			

Staff Analysis:

Request

In accordance with Sections 125-235, 125-236, 125-237 and 125-313, of the City Code, the applicant is requesting the review and approval for 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. The subject property is located at 4100 and 4200 Okeechobee Road and has a Future Land Use designation of General Commercial (GC) with a compatible zoning classification of General Commercial Zone (C-3). To the north are Neighborhood Commercial and General Commercial zoned properties (C-2) and (C-3), respectively, and to the south and east are properties zoned C-3.



Future Land Use and Zoning

The General Commercial (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. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The subject site has a compatible zoning district classification of General Commercial Zone (C-3) The district 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.

Conditional Use Approval

Pursuant to 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 the 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.

City Code Section 125-237 provides the procedure for the review and approval of conditional uses. The subject section states that Conditional use applications where there is no new construction associated with the use or where such construction is limited to changes in the interior of an existing building shall be exempt from site plan review except that the procedures and standards of section 125-313, Design Review shall apply with the following:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.
- (2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

The proposed rendered master plan is shown below.

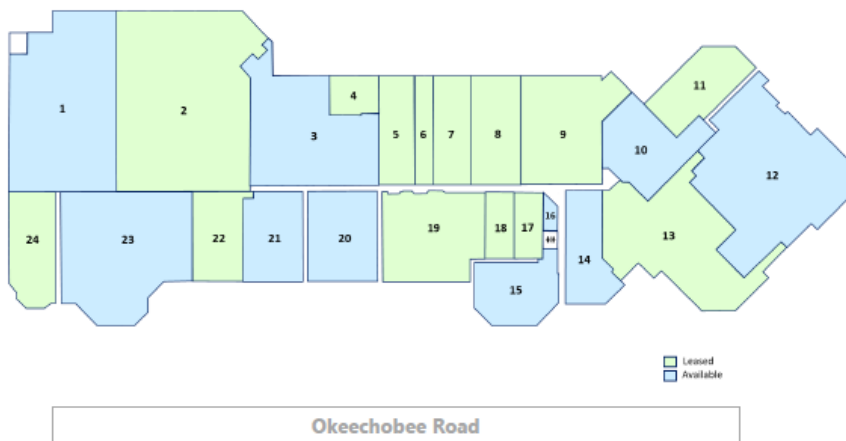


The applicant is seeking Conditional Use Approval to permit the following list of uses that are proposed within the building as shown on the Indicative Conditional Use Floor Plan below:

- 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



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 provided a project narrative to support the Conditional Use for the specific uses requiring Conditional Use Approval and detailed the current (Phase 1) and future plans for the subject property. Those descriptions are provided below:

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

Phase 2 – Multifamily Development

- The second lot through full land development approvals for multifamily housing to the North of the existing building.
- Development will include full site engineering to accommodate the buildings and deal with drainage, site access, fire and safety etc.
- The buildings will be modern garden style apartments that blend in well with and complement the natural features of the northern portion of the site.

Phase 3 – Additional Commercial Buildings

- The excess acreage in the parking lot through land development will create a small business campus around the Renaissance building consisting of smaller professional buildings, and or restaurants.
- Each site will be appropriately engineered, landscaped professionally, and tie into the overall business park

As stated by the applicant, approval of the proposed conditional uses within the applicant's property meets the requirements of the City Code as there are existing controls in place to ensure that the uses will not adversely affect other owners or tenants within the property, neighboring properties, or the general public. The entire property is subject to an existing Declaration of Covenants (most recently updated in 2021), prohibiting certain uses and providing restrictions to ensure that no individual owner or tenant negatively impacts other owners or tenants, and by extension ensuring that there will not be negative impacts outside of the mall property.

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.

Traffic Analysis

A Traffic Study was prepared by Susan O'Rourke that found the proposed uses will result in a reduction of traffic impacts than what would be if the site was redeveloped as its current approved use as a shopping mall. The traffic impact analysis has been provided as a supplement to this report.

Parking Requirements

The subject development requires 1,104 parking spaces, and 1,162 spaces are provided.

Design Review

Pursuant to Code Section 125-313, the applicant has proposed a landscape plan to upgrade the entire property. An Irrigation Plan was submitted, received a permit and has already been installed. Interior



landscaping is proposed to lessen the appearance of the expansive parking area for Phase 1. Additionally, the landscape plan proposes passive recreational spaces for employees and the public alike. Native plant material is proposed throughout the site, including foundation planting.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use Approval with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed Conditional Use application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the requested application with the following conditions:

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. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.~~

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.

Planning Board Recommendation

At the March 14, 2022, Planning Board meeting, the Board unanimously recommended APPROVAL with Conditions 1 and 2 remaining unchanged. However, a revised Condition 3 was requested by the applicant and supported by the Planning Board. The new Condition 3 is shown as strike through and underline.

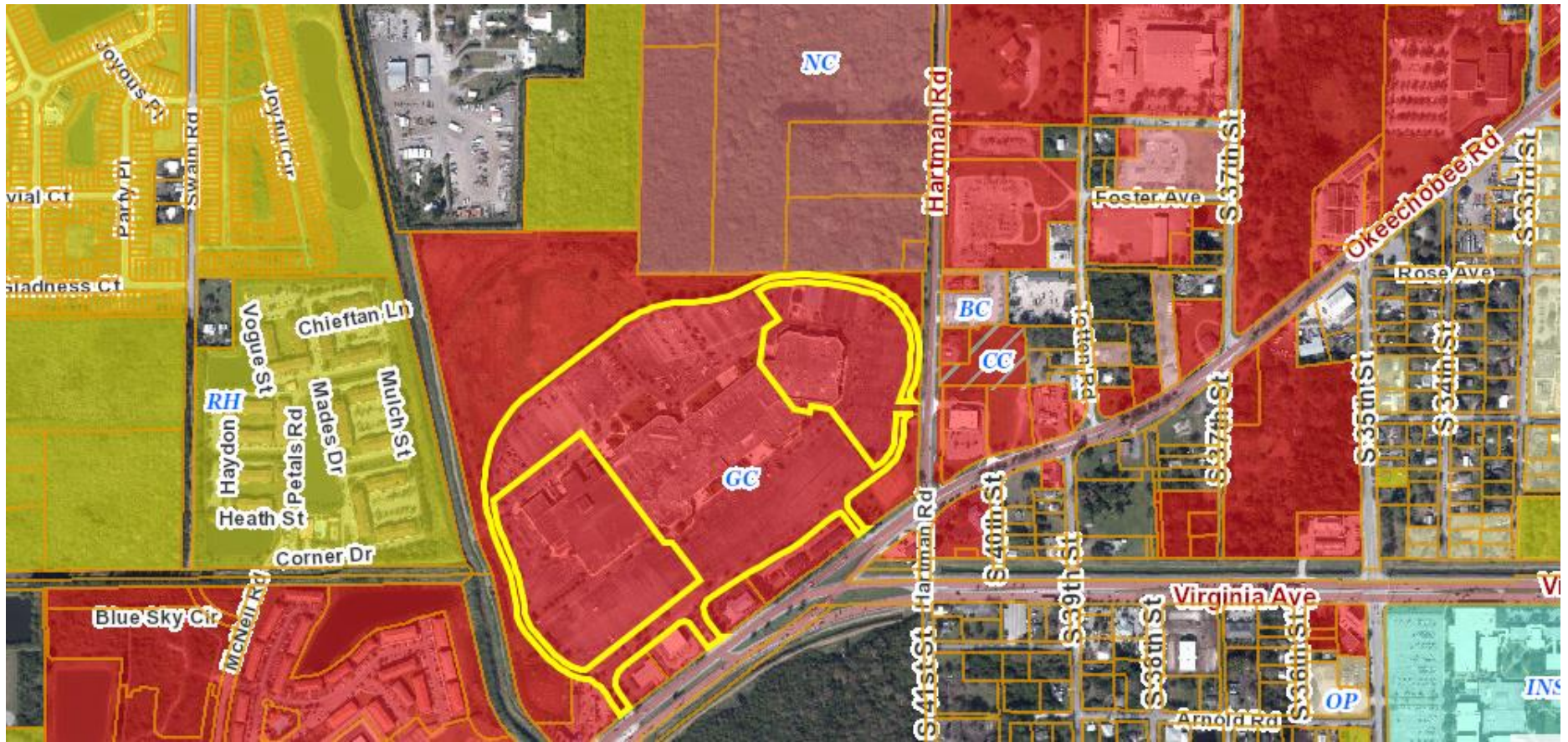
LOCATION MAP



Renaissance Business Park
2418-431-0001-000-0 and 2418-442-0001-000-4



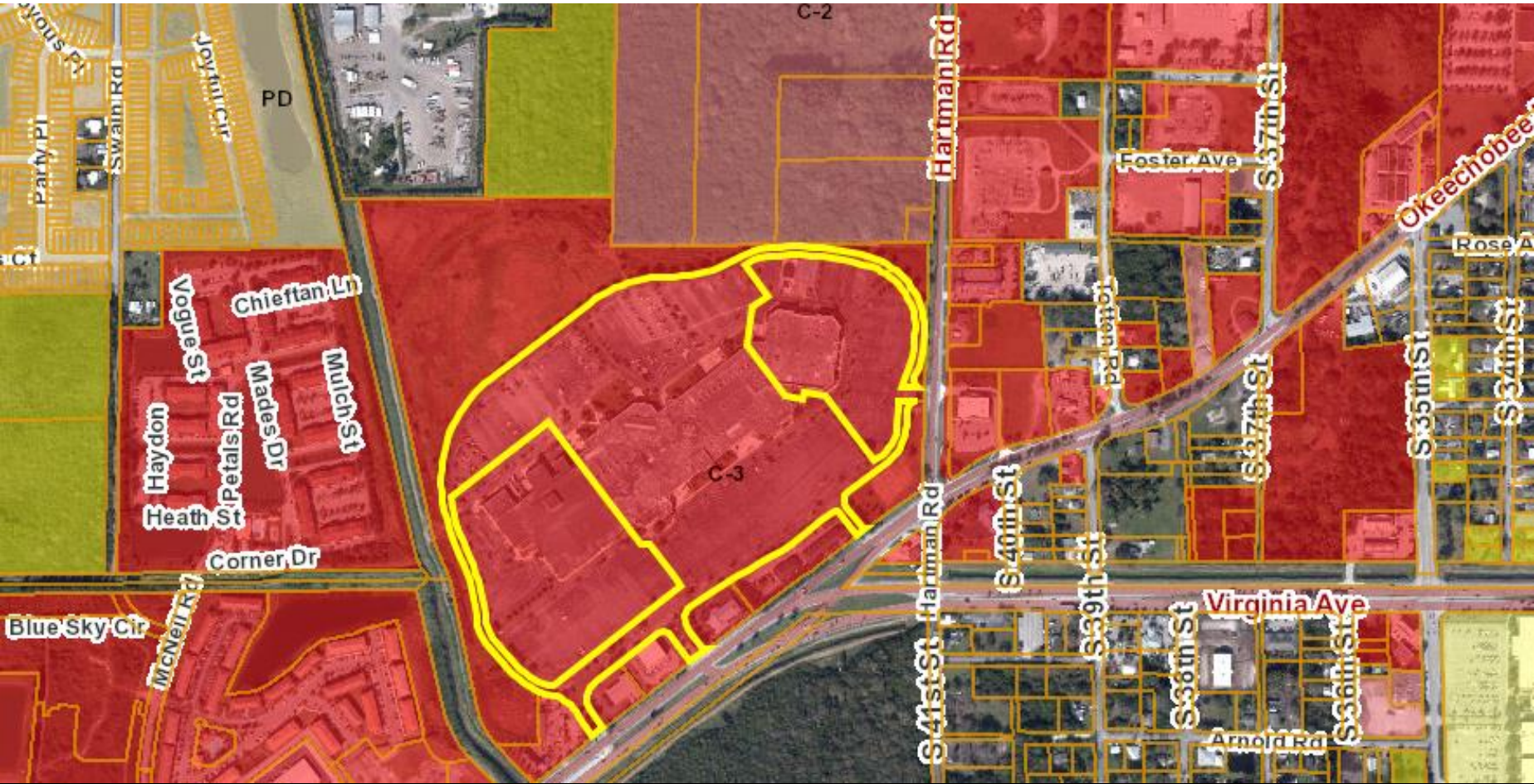
FUTURE LAND USE MAP



Renaissance Business Park
2418-431-0001-000-0 and 2418-442-0001-000-4



ZONING ATLAS MAP



Renaissance Business Park

2418-431-0001-000-0 and 2418-442-0001-000-4





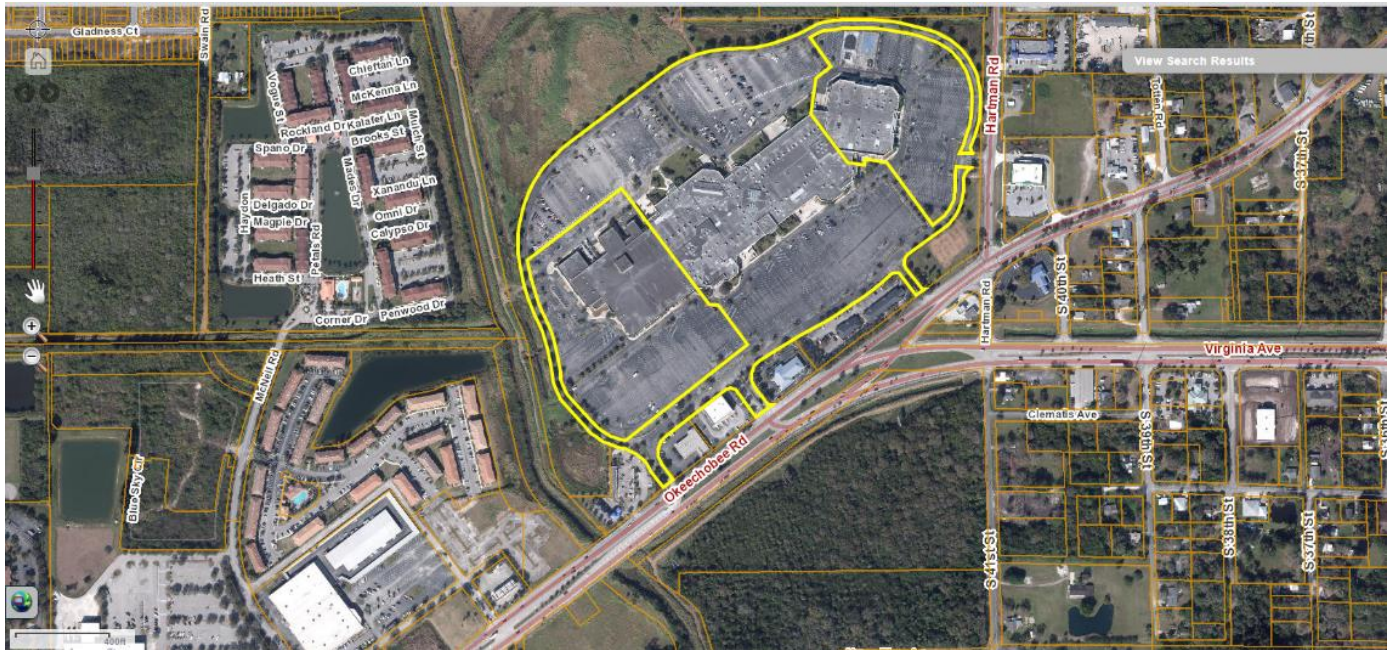
February 1, 2022

Michael O'Neill
Prime Rock Energy Capital
P.O. Box 508
Wayne, PA 19087
Fort Pierce, FL 34947

Subject: Conditional Use Approval
Renaissance Business Park –2418-431-0001-000-0 and 2418-442-0001-000-4

Dear Mike,

Below please find a summary of additional comments following the City of Fort Pierce TRC meeting of January 20, 2022:

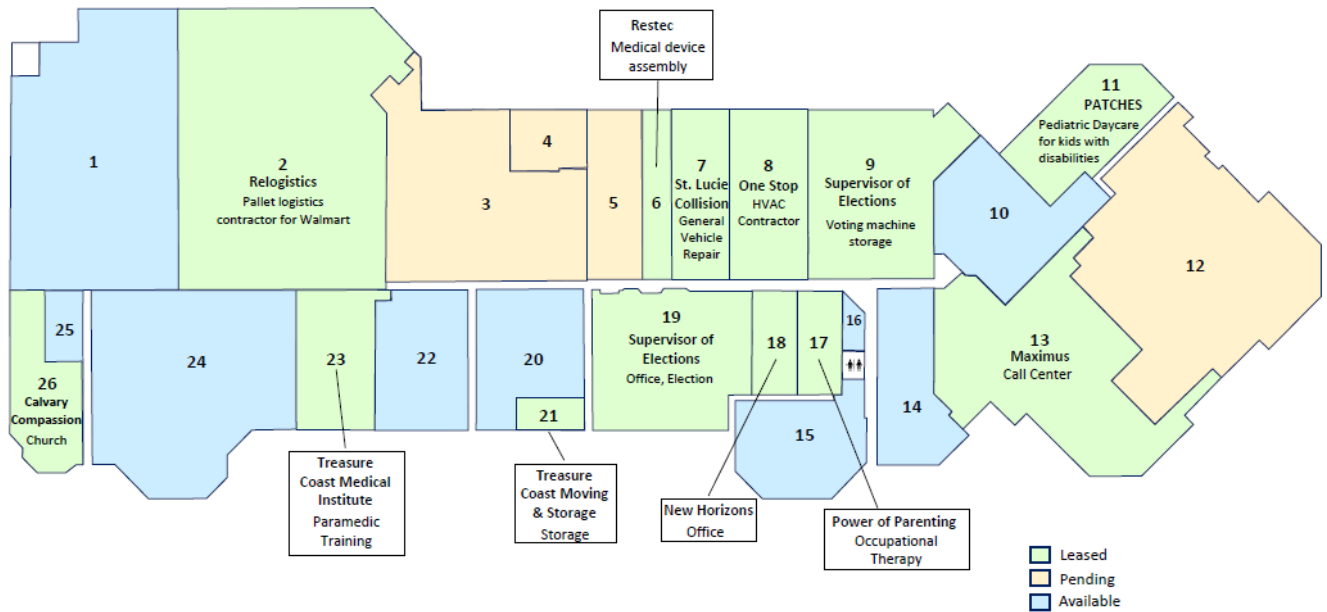


The subject petition is a request for Conditional Use Approval of certain uses proposed for the redevelopment of the former Orange Blossom Mall now owned and occupied by the current owner, Prime Rock Energy Capital. The subject property is located at 4100 Okeechobee Road and has a Future Land Use designation of General Commercial (GC) with a compatible zoning classification of General Commercial Zone (C-3).

Fort Pierce Planning Department

1. Please provide a justification statement for the uses proposed as Conditional Uses on letterhead.
2. Any substantive modifications to the elevations of the building will need to be included with the Site Plan (Development and Design Review), which is separate from the DPCR review but a part of the Conditional Use Approval application. If that is the case, colored renderings are required.

- Please provide in the site data on the site plan which uses are permitted and which are conditional. Please include the square footage for each use (if the tenant is not known please assume the maximum square footage anticipated) and identify them on the floor plan shown below that was provided with the original TRC application. Should changes be required, please update.



- Please provide the number of required, provided, and any excess parking for each use in the site data on the site plan. Please identify where vehicle parking and truck parking will be provided on the site plan.
- Any auxiliary uses that extend outside of the building need to be identified as to which bay they are servicing. Please note, should any of the auxiliary uses proposed, including truck wells, be associated with a Conditional Use, they will require a Conditional Use Approval.
- A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida



TO : Jennifer Hoffmeister-Drew, Planning Director

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

**RE : Site Plan & Design Review – Renaissance Business Park –
TRC No. 21-04000013**

DATE : January 20, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 11, 2022:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/ no New Construction | <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

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> CU Approval | <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.

- See attached for comments

ADVISORY COMMENTS:

1. The scale of the Master Plan shall conform to the scale of the Site Plan and Landscape Plan 1"= 60'.
2. Provide a copy of the recently updated Declaration on Covenants for the Orange Blossom Mall.
3. Saint Lucie County (SLC) shall advise for required sidewalks, turn lanes and any further roadway improvements in the Hartman Road right of way.
4. The drainage was reviewed conceptually and will be reviewed in depth at the time of a DPCR application.

JRA/VB/vb





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