



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager
THROUGH: Kevin Freeman, Planning Director
FROM: Kerry C. Driver, Planner
RE: **Conditional Use: No New Construction**
2765 Peters Rd. #s 22-28
BOARD DATE: July 1, 2024

STAFF REPORT

Owner: City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

Applicant: Bryan Arruda
2602 SW Racquet Club Dr
Palm City, FL 34990

Applicant's Request: Approval of Conditional Use: No New Construction

Location(s): 2765 Peters Rd. Bay #s 22-28

Parcel ID: 2324-311-0005-000-1

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

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

Utilities: FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a Conditional Use- No New Construction to open and operate 13,600 square feet for Play Money Family Fun Center.

Future Land Use & 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. 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 has a zoning district classification of the General Commercial (C-3) district which is primarily intended 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 Uses

According to Article V, Sec. 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 tot 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.

Design Review

The applicant is proposing to utilize seven (7) bays, bay numbers 22-28, which will equate to approximately 13,600 square feet. The partitions between each bay will be removed to produce one main unit.

Parking

The property is in the Crossroads Plaza therefore ample parking is provided and no additional parking requirements apply.

Landscaping

Although the property landscape is minimum due to site design and maintained by the property owner, Crossroads Plaza FP I, LLC, the applicant will assist in maintaining the aesthetics and appearance of the property.

Traffic Impact Statement

No traffic impact statement submitted or required for this application.

Lighting

The parking spaces in front of the proposed bays, numbers 22-28, are currently illuminated with 5-foot candles. The applicant provided a lighting plan that included photometrics of various times of the day. No additional lighting is required.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use: No New Construction 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 with the staff's supporting documents.

Property Owner Response Summary

A total of 17 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of June 19, 2024, there have been zero responses by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their June 10, 2024 meeting, voted 5-0 to recommend approval of the request with conditions as excepted from Sec. 125-325:

1. The hours of operation of the Family Fun Center shall be limited to between 8:00 a.m. to 12:00 midnight Monday to Friday and to between 8:00 a.m. to 2:00 a.m. on weekends.
2. The Family Fun Center shall operate in full compliance with all state and federal law.
3. All entrances to the Family Fun Center shall be adequately lighted.
4. The Family Fun Center shall provide 10 bicycle racks.
5. Family Fun Center shall provide public restrooms in accordance with applicable country health department requirements
6. Any proposed exterior change to the Family Fun Center will be subject to city design review guidelines pursuant to section 125-314.
7. Any substantial amendment to the interior layout or operating plan of the Family Fun Center shall require a revision to the conditional use.
8. The provision of catering services on premises must be licensed by the department of health, department or business professional regulation, or department of agriculture and consumer services.

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use: No New Construction subject to the noted eight Conditions.