



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Richard Chess, MBA, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Conditional Use w/ New
Construction: Site Plan
4600 & 4650 Okeechobee Rd.**

BOARD DATE: July 7, 2025

STAFF REPORT

Owner: St. Lucie Kings, LLC
101 Pugliese Way
Delray Beach, FL 33444

Applicant: HJA Design Studio
50 SE Ocean Blvd., #101
Stuart, FL 34994

Applicant's Request: Approval of Conditional Use w/ New Construction Site Plan

Location(s): 4600 & 4650 Okeechobee Rd.

Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

Future Land Use: GC, General Commercial

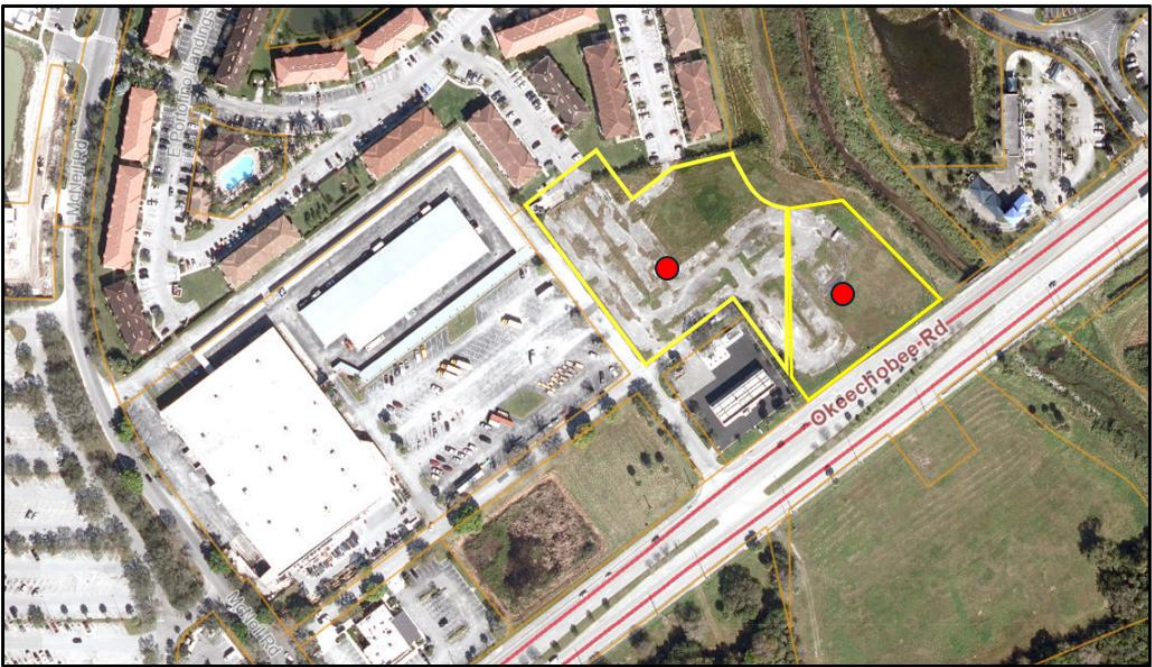
Current Zoning: C-3, General Commercial

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

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



Site Location:

Utilities: FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-325 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction Site Plan. The request is to develop a flex space for wholesale trade warehouse freight.

Future Land Use & Zoning

The General Commercial 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 density 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 concentration on 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 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.

Design Review

The proposed design will include two (2) single-story buildings. Both buildings will be designed to support warehouse freight and wholesale trade businesses. The north facing side of the buildings will be designed with front office entrance doors and the south side of the building will include backdoors and rollup steel doors.

Sidewalk connections connecting one building to the other will be provided. The total square footage is 36,790. An updated color palette will be provided, per Planning Board conditions. This change in color is to help in beautifying the overall area and to make visuals along the road more attractive.

Parking

Per City Code Section 125-315 Off-Street Parking and Loading, one space is required for each 600 square feet of gross floor area. The proposed development is for 36,790 sq. ft. The building coverage requires a minimum of 80 regular parking stalls, 4 ADA parking stalls and 1 loading space. The applicants' site indicates that they will provide a total of 85 regular parking stalls, 4 ADA parking stalls and 2 loading spaces.

Landscaping

The landscaping will include a landscape strip adjacent to the Public R.O.W and to the other property. Each strip will be minimum of 10 feet wide, and a single tree planted for each 300 sq. ft. Applicant proposes to include a vegetated fence as a buffer for the side of the property that abuts the residential

property.

Each separate landscaped area shall be curbed and contain a minimum of 100 sq. ft. of area and shall be at least 10 ft. wide and 10 ft. deep. A minimum of 60 trees will either remain or be planted on the property.

Traffic Impact Statement

According to the Traffic Analysis submitted by O'Rourke Engineering & Planning, the Okeechobee Flex with 96 daily trips, 6 net AM peak hour trips and 7 net PM peak hour trips will have an insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.

Lighting

To ensure safety and prevent proper illumination, the developer proposes to place 20 foot candles around the property.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction application regarding 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 11 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of June 30,2025, staff have yet to receive a response from adjacent property owners regarding the request. An update will be provided at the City Commission during the public hearing.

Planning Board Recommendation

The Planning Board, at their June 9,2025 meeting, voted 7-0 to recommend approval of the request with the presented seven (7) conditions, plus the two (2) conditions that they voted on to add:

- 1. A Unity of Title wit the St. Lucie County Clerk of Courts and Parcel combination with the St. Lucie County Property Appraiser is required prior to submitting for building permits.
- 2. A General Address Request form shall be submitted following the completion of the lot combinations and prior to any land clearing or development permits
- 3. Prior to the issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees

according to the standard established in this article

- ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat and orderly appearance
4. An Environmental Report will be required prior to any earthmoving activities
5. Prior to DPCR approval, provision of SLCFD documentation that exiting fire connection is not needed.
6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
7. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e., increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
8. The applicant is to investigate/install a minimum 6ft. height private buffer on the north end of the property.
9. The applicant should provide a different color palette for the buildings.

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-325. The applicant has submitted an updated site plan reflecting a 6ft. opaque fence along the northwest portion of the property with additional landscaping, per the request of the Planning Board. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use with New Construction Site Plan, subject to the nine (9) noted conditions.