



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida



TO: Planning Board

FROM: Kev Freeman, Planning Director

RE: **PZSITE2024-00006 Site Plan – The District**
2591 McNeil Road
Development & Design Review

BOARD DATE: April 14, 2025

STAFF REPORT

Agent (on behalf of Owner): Craig R. Mason

Applicant: Hayley Ward Engineering

Applicant’s Request: Approval of a site plan application for a project known as THE DISTRICT for the development of 18,000 square feet of office / flex space. The subject properties are approximately 3.37 acres in size and are located south of Okeechobee Road and West of McNeil Road in Fort Pierce.

Location(s): 2591 McNeil Road.

Parcel ID (s): 2419-241-0001-010-7 & 2419-244-0035-000-6.

Surrounding FLU and Zoning: North of this property are parcels occupied by a bank and car wash. These parcels are located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning Districts.

To the east of the properties lies the right-of-way of McNeil Road followed by vacant undeveloped land. The closest of these vacant parcels is approximately 4.88 acres and is located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

To the south of the properties lies Canal No. 38 which is owned by North St. Lucie River Water Control District (NSLRWCD). Beyond this is a 1-acre parcel with a Future Land Use of Office (OP) and a Zoning Designation of Office Commercial (C-1). Additionally, this parcel is surrounded by undeveloped single-family lots.

Located to the west of the subject site are a number of commercial parcels which are occupied by a restaurant, doctor's office, and gas station. These parcels fall within the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.



Request

In accordance with Article V Sections 125-194 and 125-313 of the City Code, the applicant is requesting the review and approval of a site plan and design review to develop approximately 3.37 acres. The applicant is proposing approximately 18,000 square feet of office / flex space development. The subject properties have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial (C-3) Zoning District.

Future Land Use & Zoning

Sec. 125-200. - General Commercial Zone (C-3).

Purpose. 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.

General Commercial Future Land Use

General Commercial (GC): 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.

Design Review

The proposed flex office / warehouse project has been designed with modern clean architectural elements, which incorporate vertical design articulation and relief.

The east facade of the buildings is predominantly of storefront appearance in order to complement the retail feel of the area. The storefront bays have raised elements and contrasting colored canopies to provide architectural relief.

Creative painted murals will be added on the side walls. All HVAC equipment will be located on the roof and screened by parapet walls on all four sides

Parking

The project provides the required number of parking stalls (60).

Utilities

FPUA

Landscaping

The development complies with the city’s landscaping requirements.

Traffic Impact Statement

The traffic analysis submitted by It is determined that the project meets the requirements for concurrency.

THE DISTRICT - FLEX SPACE									
Institute of Transportation Engineers: Trip Generation, 11th Edition									
WEEKDAY: DAILY AVERAGE									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=1.58(X/1000)+38.29$	50%	50%	31	31	61
Office	710	3600	S.F.	$\ln(T)=0.87\ln(X)+3.05$	50%	50%	32	32	64
TOTAL:							63	63	125
WEEKDAY: A.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=0.11(X/1000)+28.55$	65%	35%	19	11	30
Office	710	3600	S.F.	$\ln(T)=0.86\ln(X/1000)+1.16$	88%	12%	8	2	10
TOTAL:							27	13	40
WEEKDAY: P.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=0.15(X/1000)+20.47$	24%	76%	5	17	23
Office	710	3600	S.F.	$\ln(T)=0.83\ln(X/1000)+1.29$	18%	82%	2	9	11
TOTAL:							7	26	33

Environmental

It should be noted that the applicant did observe trees that would fit the definition of “protected” by the City of Ft. Pierce land development code. Further, It is the opinion of the applicant that the subject property does contain native upland habitat.

The following FLUCCS codes were identified onsite; 7000 – Exotic Plants, 4220 – Ditch/Artificial Stream,

1112 – Mixed Hardwoods, 1810 Mowed Grass, and 3250 – Stormwater Treatment Areas. According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site.

One dry retention/detention area is located at the southwest corner of the larger subject property.

Per the South Florida water Management District Environmental Resource Standard Permit No. 56-02366-P02, there are four separate parcels that are part of the common surface water management system to serve the entire site. The smaller single-family site was not included in the design of the stormwater management system (See attached SFWMD ERP). It appears the parcel is currently in compliance with the permit, but a modification to the parcel will require a modification to the permit.

A Tree Inventory and/or survey will be required prior to obtaining a Vegetation Removal Permit. Trees with DBH of 14 inches or greater are protected and will require mitigation if the site plan requires for removal of all native trees. It is the professional opinion of EDC that approximately .50 acres of cropland/pasture are located onsite. In addition, trees meeting the “protected trees” criteria for the City of Fort Pierce were observed onsite.

No gopher tortoises, their burrows, or signs (tracks, feces, etc.) were observed onsite. No other state or federally listed plant/animal species or their critical habitat(s) were observed on site.

Lighting

The applicant provided a photometry lighting plan, which satisfies city standards.

Stormwater Drainage

The surface water management system for the project will collect site run-off in a series of inlets which will convey the runoff to an existing dry detention area through an existing easement agreement dated September 30th, 2003. (OR Book 1861 Page 1009).

Solid Waste

Based on the intended commercial/warehouse use of the building, this project will utilize a dumpster for solid waste and recyclable items. The enclosure meets the city’s design requirements.

Technical Review Committee

Affected departments have reviewed the proposed site plan application 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 with the staff's supporting documents.

Recommended Conditions of Approval

1. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be undertaken before the issuance of a Building Permit.
2. A General Address Request for the newly created Parcel ID shall be submitted to the Planning Department after completion of the Unity of Title and lot combination.
3. A completion certification by a landscape architect and landscape maintenance agreement shall be submitted and approved by the Planning Department prior to final certificate of occupancy.
4. All signage shall require a sign permit.
5. All other applicable state or federal permits shall be obtained before commencement of the development.
6. Prior to commencement of work on site the applicant shall confirm with the City's arborist that the required vegetation removal permit and all tree mitigation has been satisfied.
7. A Sediment and Erosion Control Plan (including areas of sensitive habitat) shall be submitted and approved by the City Engineer prior to any land clearing activity.

Staff Recommendation:

The proposed application meets the standards of the City's Code Section 125-194 and 125-313.

Therefore, Staff recommends that the Planning Board move the application to the City Commission with a recommendation of **APPROVAL** for the site plan subject to the noted seven (7) Conditions.