



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Technical Review Comments – Rocla Concrete Planned Development - 600 S 3rd Street

- 1) FP Planning
- 2) FP Code Compliance
- 3) FP Engineering
- 4) FPUA
- 5) SLC Engineering



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

May 1, 2015

Stef Matthes, P.E.
Culpepper and Terpening, Inc.
Consulting Engineers and Land Surveyors
2980 South 25th Street
Ft. Pierce, FL 34981

**Re: *Technical Review – Rocla Concrete
Planned Development - 300 S 3rd Street***

Dear Mr. Matthes, PE,

The following are technical review comments from the Planning Department's review of the application for Planned Development to construct a concrete railroad tie manufacturing facility:

Consistency Review with the Planned Development Zone (PD) Submittal Requirements & Purpose

The Site Plan document contains many of the required components necessary within the "Written documents" requested for the Planned Development, however they should be integrated into a Rocla Planned Development Booklet which identifies and presents the noted components below:

- a. Project Narrative: A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City's Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.
- b. Unified Control: Material which presents unified control of the entire area within the proposed Planned Development.
- c. Phasing: A development phasing schedule indicating:
 1. The approximate date when construction of the project can be expected to begin.
 2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

d. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

(-i.e. front setback/build to line, driveway widths, lot coverage, impervious, retention areas, landscaping, outdoor storage, etc.)

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas.

(A description of the intended timeline for operation of the facility, especially at the extended hour capacity presented, is requested.)

1) Pursuant to 22-40 (a), the purpose of the PD district furthers the follow components. Please provide any aspects or objectives of the project which may further these goals:

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.

2) Pursuant to 22-40 (b), the following components should be considered and accounted for within the PD narrative and presented plan:

(1) Comprehensive Plan Consistency. Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

(3) Open space. In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; it may include vegetated areas or urban areas unencumbered by an impervious surface, but shall exclude aquatic areas.

(8) Additional requirements. The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

Technical Review – Supplementary Regulation Compliance

- 1) Please identify the applicant's intentions to combine and subdivide the parcels contributing to the site make up, or if a minor replat will be filed to establish the proposed project boundaries.
- 2) Please provide a tree survey for the boundaries of the proposed project.
- 3) Please advise on the design intent of the selected building placement, as it relates to the provision of consistent spatial order of streets, and accommodation of human scale and pedestrian activity.
- 4) Please advise further on the presented quantity of parking spaces proposed for the development as staff notes the building breakdown and required parking calculations as follows:
 - a. 16,950 sq. ft. @ 1 space/600 sq. ft. = 28 spaces
 - b. 2,625 sq. ft. @ 1 space / 300 sq. ft. = 9 spaces
- 5) Within the PD narrative, please advise on the justification for the drive-aisle widths at the presented sizing, and connections to abutting sites. If shared drive/access easements exist, or will be established, please incorporate such components into the narrative.
- 6) Please revise the site plan to include a sidewalk along S. 3rd Street, and a connection to and from said sidewalk and building entrances, pursuant to City Code Section 22-62.
- 7) Please provide the required quantity of bicycle parking spaces pursuant to City Code Section 22-60.
- 8) *Pursuant to City Code Section 17-34 (3)*, All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. A portion of the southern retention area extends towards the 3rd Street right-of-way.
- 9) Please advise on the proposed material for establishment of the stabilized storage area. Furthermore, please describe the intended use of the storage area, as it relates to outdoor storage of materials, products, and equipment, including the potential noise and dust from use of this area in an industrial capacity.

- 10) The proposed Site Plan presents a calculation of 72% open space. Please note that open space includes vegetated areas, or urban areas unencumbered by an impervious surface. Please advise further on this presented percentage of the site devoted to open space.
- 11) The presented Site Plan notes a maximum building height of 38 ft., however the elevation sheet provided suggests that the cement storage bin will have a peak height of roughly 46 ft.
- 12) Pursuant to City Code Section 22-187 (7) interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:
- a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
 - b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

The submitted Landscape plan affirms the requirements for 3,159 sq. ft. of interior vehicular use landscape area, however the plan does not reflect the implementation of such areas. Furthermore, the presented site plan presents a required interior landscape area of 516 sq. ft., which is based upon the site retaining a I-1 zoning district. Please provide clarification, and justification of the utilized figures within the PD narrative.

Structure Design Comments:

- 1) City of Fort Pierce Code Section 22-59(g) presents the required *Design review guideline for the subject development, please advise on the presented design which regards to each of the noted components, or update the site design with regards to the following:*
- (1) Roofs
- c. The use of deep (32"—40") overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the

facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

(2) Entrances.

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

(3) Windows.

d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited.

(4) Elevations

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

(7) Landscaping.

a. All landscape designs and drawings shall conform to chapter 22, article XII of this Code.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

Traffic Impact Review:

The Planning Department will be coordinating further with St. Lucie County and the St. Lucie County TPO to review the submitted analysis further. The request may be filed to utilize a consulting traffic engineer to review and verify the impacts and analysis presented. We will provide additional information as further coordination commences.

- 1) The traffic study suggests that US Highway 1, within the study area, contains a continuous common turn lane. FDOT has established multiple medians and defined turn lanes assigned for use by specified travel directions.
- 2) Please provide clarification as to the incorporation of the administrative staff into the presented trip generation data.

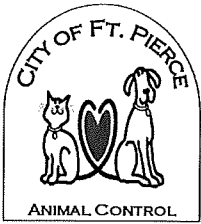
- 3) Please provide guidance as to the potential impacts of the proposed railway trips/deliveries upon the surrounding roadway networks and railroad crossings (Orange Avenue), including the scheduled hours for such deliveries.
- 4) Please provide turn data for the 3rd Street/Georgia Avenue & Georgia Avenue/US Highway 1 intersections accounting for current conditions, in order to ensure safe navigation within established travel lanes.
- 5) Table 8 indicates that the PM Peak Post-Development Conditions for US Highway 1, north of Georgia Avenue, will improve to an LOS of B. Please provide further clarification of this scenario.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



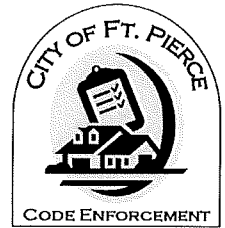
Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

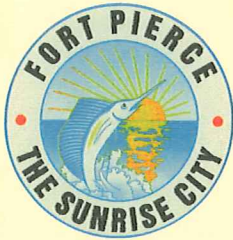
Protecting the health, safety and welfare of our community



TO: Kori Benton, Senior Planner
FROM: Peggy Arraiz, Code Compliance Manager
RE: Technical Review Project: # 15-42000001
Rocla Crosstie Facility – Development Plan
DATE: May 11, 2015

Code Enforcement has reviewed the above project and has the following comments:

- There are no current code violations or outstanding balances at this location.
- Code is very concerned about the dust that is created by such a facility. We have had past code enforcement issues with the Cemex facility, which is adjacent to this proposed development. Specifically when cleaning the silos, which is occasionally necessary, it creates a large amount of dust that cannot be completely contained. It created a health hazard to the employees of neighboring businesses and caused damage to buildings and vehicles. We had to involve the DEP in this matter due to the air pollution problem. I have very serious concerns that allowing such a heavy industrial use so close to US 1, Citrus Ave and the downtown area will endanger the comfort, repose, health and safety of the residents in violation of Sec. 16-46 of the City Code of Ordinances.
- *Nuisance as a condition* means a certain state of being or situation located on property which:
 - (1) Injures or endangers the comfort, repose, health or safety of any person; or
 - (5) Renders other persons insecure in life or the use of property; or
 - (6) Interferes with the comfortable and quiet enjoyment of life or property; or
 - (7) Tends to or could depreciate the value of property of any persons; or
 - (11) Any noises or vibrations, including animal noises, which disturb the peace of the surrounding area or are otherwise unlawful; or
 - (12) Any foul, offensive or unlawful emissions, odors or stenches and the causes thereof; or
 - (14) Dense smoke, noxious or lethal fumes, lethal gas, soot or cinders; or



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

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

SUBJECT: Rocla Crosstie Facility – 3rd Street
TRC Project No. 15-4200001



DATE: April 14, 2015

CC:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received April 8, 2015:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning and Site Plan Application Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <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 Recommend; Do Not Recommend

- Rezoning/Site Plan Approval Building Permit 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 advisory comments

The following are advisory comments and as such do not require addressing at this time:

1. Being as South 3rd Street has a substandard right-of-way width of 40' the applicant has depicted the required 10' right-of-way easement across the limits of his property along South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
2. At time of Building Permit submittal, please identify the material that will be utilized for the stabilized area. Please be aware that asphalt millings will not be permitted.
3. The environmental report indicates that one active gopher tortoise burrow was located on site. Prior to any land clearing operations, the applicant shall forward a copy of the FFWCC Relocation Permit.

JRA/tst



PD – Rocla Crosstie Facility – 300 S. 3rd. Street – (Kori Benton)

- Water/Wastewater Engineering: Approved with comments- Please submit a plan review application and Utility plans to FPUA. Site plan does not indicate water and sewer connections to the proposed development. What is your fireflow requirement to the site? An additional water main loop may be required if you have a large fireflow requirement.
- Electric and Gas Engineering: Approved

Fort Pierce

Utilities Authority



PD – Rocla Crosstie Facility – 300 S. 3rd Street – (Kori Benton)

Water/Wastewater Engineering: Approved with comments- A transition manhole will be required and meters need to be located near the frontage property line.

Electric and Gas Engineering: Approved



St. Lucie County

ROCLA Concrete Tie
South 3rd Street
April 9, 2015
Site Plan/Re-zoning

St. Lucie County Public Works/Engineering Comments

1. South 3rd Street is subject to the jurisdiction of the City of Ft. Pierce.
2. It is noted that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along South 3rd Street.
3. The applicant is advised that the City may require an additional right of way easement for South 3rd Street.
4. It is noted that the site plan did not indicate finish floor elevations for the proposed vertical structures.
5. The current property configuration does not match the property appraiser map. Was a legal lot split approved by the City?
6. The applicant is advised that the St. Lucie County Fire District requires a separate development review application and fee. Contact Captain Derek Fox.
7. What is the height of the cement storage bins?

Ron Harris, PLS
County Surveyor
772 462-1721