



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use
Tropical Recycling – Sort Facility
1450 Bell Avenue (Western Wing)

DATE: September 25, 2015

STAFF REPORT

Owner: Railside LLC, Norman Zlinkoff, & 44-47 Realty LLC
1307 NE Sunview Ter
Jensen Beach, FL 34957

Applicant: Tropical Recycling
2625 Electronics Way
West Palm Beach, FL 33407

Representative: Stephan Matthes, P.E.
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34982

Requested Action: Approval of a Conditional Use to reuse a portion of an industrial building to operate a recycling sort facility

Location: 1450 Bell Avenue (Western Wing)

Parcel ID: 2428-431-0001-000-1

Current Zoning: I-1, Light Industrial

Future Land Use: Industrial (I)

Surrounding Zoning:

North	East	South	West
I-1	I-1	IL (SLC)	R-3

Site Size: 7.73 acres*

Utilities: FPUA Water & Proposed Sewer Service – FP&L Electric Service

Staff Analysis:

Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to improve and reuse a portion of an industrial building to operate a commercial recycling facility. The proposed recycling facility is planned within an existing 52,173 square foot building, situated as the western wing of the building. The subject property is currently zoned I-1, Light Industrial.

The applicant, Tropical Recycling, currently operates two facilities located in Palm Beach County which service retail and commercial accounts. Tropical Recycling is seeking to expand operations to process an additional 1,500 tons per month in the near term, with the capacity to serve 4,000 tons per month. The facility anticipates 15 new employees on-site, with future expansion to 30 employees.

The subject site is a portion of the former "Tree Sweet" packing plant, located on the north side of Bell Avenue between Sunrise Boulevard and Enterprise Road. The proposed tenant seeks to complete the proposed improvement plan to retrofit and enhance the planning area to begin operations on-site later this year. The petition is for a portion of the west side of the site, containing approximately 7.73 acres.

Improvement & Operation Plan

Tropical Recycling is proposing to complete exterior improvements and interior upgrades to enhance the facility's appearance and accommodate the processing of the recyclable material and office areas. The presented landscape plan emphasizes a parameter buffer along the southern boundary, and entrance to the site. A total of 115 new trees are proposed for planting on-site, providing a balance between canopy trees and sabal palms. Landscape islands and shrubs are further integrated to screen the vehicular use areas, and accent the existing structure. The existing vegetative buffer to the west of the facility, screening the neighboring residences will be preserved.

The existing driveways and parking areas will be improved in order to define entry to the facility, and improve access to and from Bell Avenue. This entrance is the sole access for delivery vehicles, providing further access for secured employee parking areas. Ten (10) vehicular parking spaces (two of which are handicapped-accessible), and a bicycle rack are presented in front of the facility, along with thirty-five (35) additional spaces to the side and rear of the complex.

Deliveries will enter the site via an improved driveway at the western end of the facility, be weighed, and further received by one of two (2) receiving bays on the west side of the building. Receiving bay No. 1 is intended for 100 cubic yard, walking floor truck, deliveries. These transfers are facilitated via trucks equipped with a covered tarping and a "walking floor" apparatus that completes the transfer of recyclables. Receiving bay No. 2 will accept recyclable material from licensed commercial haulers such as Iron Mountain, ShredAssured and A-Shred-Ahead which contract with the applicant.

The delivered material will be sorted and stored inside of the building as it is processed through the conveyor separation system. Glass and non-recyclables will be separated and placed into one of two (2) 40-cyds dumpsters concealed on the east side of the building. The recyclables will be bailed inside of the building, stored, and loaded into trucks for shipping from the site. The facility will not have any outdoor storage related to the presented operation.

A 480 sq. ft. scale house and temporary office is proposed to be located adjacent to the vehicle scales to process deliveries to the facility, and provide functional space during the remodeling and activation of the site.

Right-of-way, Sidewalks, & Lighting

A dedication will be made to St. Lucie County as a fair share to assist the County's future right-of-way needs along Bell Avenue. A sidewalk connection is proposed for the visitor parking area and front entrance; however the applicant is proposing payment in-lieu of providing a sidewalk along Bell Avenue based upon the infrequent use and absence of direct connections within the vicinity. St. Lucie County has agreed to accept this proposal.

Site lighting will be provided for the parking, vehicular use areas, and perimeter of structure in accordance with City Code requirements. A photometric plan, meeting the requirements of City Code Section 22-60(j) is required prior to the issuance of permits for site improvements.

Traffic Impacts

The project will generate a total of approximately 91 new trips per day. The proposed trip generation for the project includes trips generated by the employees, operations, and the receiving & shipping of recyclable materials at full operating capacity of the facility.

The planned production rate of 4,000 tons per month would bring approximately 18 deliveries of recyclable products, encompassing trips of 7 trucks and 30 employees daily. Delivery and shipping routes have been formulated in an effort to minimize the interference of truck traffic adjacent to designated residential roadways.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to consistency with established ordinances and requirements of the City Code. Findings from the review by the corresponding departments, and the associated responses and plan amendments by the applicant are provided for viewing by the Planning Board.

Planning Board Recommendation:

The Planning Board, at their September 15th, 2015 meeting, voted unanimously to recommend approval of the requested Conditional Use with the condition that the applicant's operation adheres to the submitted, and approved, truck routes to and from the site. A map and description of these routes is enclosed within the packet. The routes seek to minimize interaction and interference with residential neighborhoods.

Property Owner Response Summary:

A total of 91 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of September 25, 2015, 1 response has been received, supporting the request. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan; therefore staff recommends approval of the presented request with the condition that the applicant's operation adheres to the submitted, and approved, truck routes to and from the site.