



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Conditional Use and Site Plan  
Allied Well - Brine Storage Tank Facility  
650 S 29<sup>th</sup> Street

DATE: January 5, 2015

### STAFF REPORT

Owner: Fort Pierce Utilities Authority  
715 S 25<sup>th</sup> Street  
Fort Pierce FL 34947

Applicant/Lessee: Allied New Technologies (Subsidiary)  
Chem Tex-Supply Corporation  
9350 NW 93<sup>rd</sup> Street  
Miami, FL 33466

Representative: Abraham Chabab, PE  
5428 NW Edgewater Avenue  
Port St. Lucie, FL 34983

Requested Action: Approvals of a Conditional Use & Site Plan

Location: 650 S 29<sup>th</sup> Street

Parcel IDs: 2408-441-0003-0004

Zoning: R-4, Medium Density Residential

Surrounding Zoning:

North	East	South	West
OS-1	OS-1	R-4	R-4

Future Land Use: Institutional (INST)

Parcel Size: 2 acres

Utilities: Located within the FPUA Retail Service Area

## Staff Analysis:

In accordance with Sections 22-16 and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a Brine Storage Tank Facility at 650 S 29th Street. The two (2) acre site is predominantly vacant, featuring only minor utility boxes and existing trees. The proposed facility is intended to integrate with an existing deep injection well operated at the adjacent Fort Pierce Utility Authority (FPUA) water treatment plant.

The subject site has an R-4, Medium Density Residential destination, allowing minor utility facilities to be pursued as conditional use. The site abuts the Florida Army National Guard Armory to the north, and the Abbie Jean Russell Elderly Care facility to the south. The properties to the west, across 29th Street are home to a St. Lucie County School Bus Depot and the Laurel Pointe Health & Rehabilitation center. The properties to the east of the site include the Elks' Park and FPUA water treatment plant.

The applicant has a lease agreement with FPUA and plans to construct a 40 ft. by 52 ft. tank facility that will contain six (6), 6000 gallon tanks. The tanks are intended to store raw water that will gradually discharge through a 2 in. line into the existing deep injection well. The presented average daily load (ADL) for the facility is two (2), 5200 gallon tankers.

The facility will be setback 96 ft. from South 29<sup>th</sup> Street to minimize view from the right-of-way. The tanks are symmetrically centered upon a four and one-half (4.5) ft. high concrete perimeter base, with a peak height for the tanks of 16 ft. The facility will be further secured by a 6 ft. tall vinyl coated chain-link fence.

Access to the site, for deliveries and maintenance visits, is proposed via a two-way driveway on South 29th Street. Site lighting is presented to meet the requirements of the City Code. The storm water retention is presented to be managed by a dry retention area along the northern property, oriented to minimize view of the right-of-way.

The existing trees on-site will be preserved or relocated to accommodate the new construction. The landscape plan presents the addition of numerous canopy trees and shrubs to screen the facility and meet City Code requirements. A 5ft. sidewalk connection will be constructed along South 29<sup>th</sup> Street and dedicated via a sidewalk easement prior to issuance of a Certificate of Occupancy.

All affected Departments have reviewed the submittals and provided comments regarding the proposed conceptual development based on compliance with the requirements of the City Code. The comments generated are attached for review by the Board. The representative has amended the plans to address the identified deficiencies.

## Staff Recommendation

The proposed Conditional Use and Site Plan meet the requirements of the City Code and are in compliance with guidance of the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval.