



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

SUBJECT: Application for Site Plan & Conditional Use
Artistry In Mosaics
900 S US Highway 1 (Approximate Address)

DATE: February 2, 2015

STAFF REPORT

Owner: Mosaics Of America Inc
901 S 3rd Street
Fort Pierce, FL 34950-5159

Applicant: Andrew Hochstetter
Artistry In Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

Representative: John Foster, AIA
11205 Ridge Ave
Fort Pierce, FL 34982

Requested Action: Approval of a Site Plan and Conditional Use

Location: Generally located at 900 S US Highway 1, the east side of South US Highway 1, between Georgia Avenue and Hayes Road

Parcel IDs: 2415-601-0083-000-0 & 2415-601-0072-000-0

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3/OS-2	OS-2

Site Size: 2.23 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31, 22-58, 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 new showroom, warehouse, and business offices to expand their existing business in the City of Fort Pierce. The applicant, Artistry in Mosaics, Inc., is a local manufacturer of custom ceramic and glass mosaics, presently located within a 12,800 square foot industrial building located at 903 S 3rd Street.

The proposed Site Plan includes a 14,500 S.F. facility to feature a retail showroom, support offices, and warehouse space, in addition to parking, lighting, landscaping, storm water, and pedestrian improvements to expand existing operations from the adjoining site at 903 S 3rd Street. The Conditional Use request is specific to the integration of warehouse space within the development, to serve as support facilities for the expanded retail and business operations. The applications are coupled with requests to abandon a twenty (20) foot wide alley located between the two parcels, running South to Hayes Street, and a request to acquire a portion of City owned property along S 3rd Street. The combined site area is approximately 2.41 acres.

The proposed 14,500 S.F. structure is to be completed in two phases. The primary phase will encompass the site improvements and the principal 8,500 S.F. section of the structure, containing the retail showroom, support offices, and a portion of the intended warehouse space. The second phase will complete the additional 6,000 S.F. of warehouse space to account for future business growth. The presented architectural design is reflective of a mid-century modern theme, integrated with a variation of design cues represented in local examples of offices & commercial buildings. The exterior walls will feature white stucco over CBS or metal frame, with modern fenestration and lines to complement the primary facades. The roof is presented with a low-slope design, not visible from ground level, to remain consistent with the overall design theme and improved energy efficiency. The array exterior features and construction materials incorporated in the design are designated by the applicant for improved durability and low maintenance requirements. Artistry also plans to provide a public display of their mosaic work on one of the "monolith" architectural design features.

The landscape plan accents the development, meeting all requirements of City Code Section 22-187, in addition to other distinct on-site and off-site enhancements. The plan encompasses 55 new trees, predominantly palm species, and over 600 linear ft. of shrubs to screen and buffer the site. Most notably, the plan provides a heavy concentration of trees and plantings along the southern property line to augment the main building entrance and neighboring Police Memorial Park. Furthermore, the landscape plan blends the required stormwater facilities, for the additional impervious area, into a rain garden/retention area feature located on the southeast corner of the site. This area will be planted with native and naturalized species, which require minimal maintenance, and can thrive in both dry and inundated conditions.

Vehicular access to the site is provided via full-access two-way driveways located on South US Highway 1, and South 3rd Street. The South 3rd Street entrance is intended to primary serve as access for delivery vehicles. The remnants of the alleyway pavement will be reconstructed per City standards to facilitate cross access between the proposed drive aisles, and parking areas proposed. Additional parking demands for the new facility, including the future expansion, are accommodated via eighteen (18) additional parking spaces (one of which is handicapped-accessible), to coupling the existing thirty-four (34) spaces. A bicycle rack is proposed towards the north east corner of the existing structure, however pursuant to City Code Section 22-60(f)(1)c., the bicycle rack should be located, or an additional rack should be installed, within fifty (50) feet of the main entrance to the new structure. Staff is encouraging the integration of this addition with the intended bicycle "fix-it" station to be featured at the site, or in the adjacent park.

The plan further incorporates the reconstruction of the sidewalk along US Highway 1, eliminating the obsolete driveway aprons still in place from previous development. Sidewalk connections plan to integrate the proposed structure to the reestablished pedestrian pathways along US Highway 1, and the existing park to the south. A five (5) foot easement is presented for the existing sidewalk along South 3rd Street, in addition to a small extension to connect the expanded boundaries.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements, as presented in the lighting plan.

The traffic impact statement provided by the applicant determined that a total of 59 additional daily trips would be generated by the first phase of the project. Of these trips, 11 peak hour trips will be dispersed onto the surrounding roadway network. The future warehouse addition is projected to generate an additional 22 daily trips. Of these trips, 3 peak hour trips are anticipated. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. It is noted however, that the level of service for segments of US Highway 1, Orange Avenue, Delaware Avenue, and Georgia Avenue, within a one (1) mile radius of this site, operate at an LOS of C and D.

The proposed access points for the site, specifically the means of ingress for truck deliveries, have been strategically configured to minimize impacts to adjacent roadways, however, staff renews concern regarding the functionality and safety of the lighted intersection of Georgia Avenue and US Highway 1. The absence of a turn lane, or wide turn radius onto the east side of Georgia Avenue, intermittently causes traffic congestion from delivery trucks, mainly headed to the FEC rail yard, queuing in the north bound lane waiting to turn. Staff is encouraging the consideration of a proportionate fair-share contribution, from the applicants, towards the future improvements to this intersection. The deliberation of a contribution may be deliberated during discussion of the alleyway abandonment, and prospective sale of surplus land to the applicant. It is noted that a cost estimate for the noted improvements has not been generated at this time, as it would encompass the acquisition of additional right-of-way.

Technical Review Committee

All affected departments have reviewed and approved the Site Plan and Conditional Use based on compliance with the requirements of the City Code, with the exception of a few minor housekeeping adjustments requested by the Engineering Department. The applicant's representative is persistently coordinating to address the minor items outstanding. An update will be provided to the Planning Board at the meeting.

Staff Recommendation:

The proposed Site Plan and Conditional Use meet the requirements of the City Code, and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the Site Plan and Conditional Use with the following conditions:

- 1.) The applicant install an additional rack within fifty (50) feet of the main entrance to the new structure, pursuant to City Code Section 22-60(f)(1)c.;
- 2.) The applicant shall record a shared access agreement, between the two facilities, and benefitting the abutting properties to northwest, prior to issuance of a Certificate of Occupancy;
- 3.) The applicant shall record and provide a recorded copy of said easement dedications prior to the issuance of a Certificate of Occupancy;
- 4.) The future warehouse expansion is completed within five (5) years from the issuance of a Certificate of Occupancy for the primary structure, unless an extension is granted by the City Commission;
- 5.) The concurrent request for alleyway abandonment is completed, as the development plan encompasses the subject property; and
- 6.) The applicant successfully acquires the city owned property encompassed within the boundaries of the development plan.