



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Application for Conditional Use**
Indian River Biodiesel
1103 N. 2nd Street

DATE: March 10th, 2016

STAFF REPORT

Owner: Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Applicant: Indian River Biodiesel, LLC
Rip Pratt
1810 Old Okeechobee Road, Suite A
West Palm Beach, FL 33409

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

Requested Action: Approval of a Conditional Use to operate a Biodiesel (non-petroleum) fuel manufacturing facility within an existing industrial building

Location: 1103 N 2nd Street

Parcel ID: 2403-705-0006-000-9

Current Zoning: I-1, Light Industrial

Future Land Use: Industrial (I)

Surrounding Zoning:

North	East	South	West
I-1	I-2	I-1	FEC ROW/ US 1

Site Size: 3.46 acres

Utilities: FPUA

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 an existing industrial building to operate a biodiesel ((non-petroleum) fuel manufacturing facility. The proposed facility is planned within an existing 39,500 square foot building, situated at 1103 North 2nd Street, on the west side of North 2nd Street, known for the former Egan sorting and packing operations. The subject property is currently zoned I-1, Light Industrial, and is located in the Port operations area.

The applicant, Genuine Bio-Fuel, Inc. currently operates a facility in Indiantown, and through its subsidiary, Indian River Biodiesel, proposes an expansion to the City of Fort Pierce. The proposed production seeks to process 250,000 gallons per month. The facility anticipates growth up to 40 new employees for this facility.

Operation Plan & Compatibility

Genuine Bio-Fuel seeks to utilize the facility for their proprietary manufacturing process, which converts organic materials, known as feedstock, into diesel fuel. The finished product, known as biodiesel, is a displayed as renewable alternative fuel source to petroleum diesel. The finished biodiesel produced at the facility may be used in any vehicle that currently uses diesel fuel.

The existing driveways and parking areas will be enhanced to define various needs for entry and delivery to the facility, and improve access form 2nd Street upon completion of the roadway improvements. The proposed site improvement plan for this facility provides forty-four (44) paved parking spaces (two of which are handicapped-accessible) for primary use, and an additional twenty-two (22) overflow spaces to the south of the existing building. The installation of a bicycle rack at the facility is required.

Deliveries will primarily enter and exit the site via established driveways at the northern end of the facility. Upon arrival, the feedstock (used oils, various organic materials, etc.) will be pumped into atmospheric tanks located inside the production building.

The delivered material will settle inside the tanks while any water or food contaminants are pumped out for sold as animal feed or disposed of appropriately. The remaining materials will be filtered and pumped into the processing portion of the building, where the feedstock is heated to no greater than 140 degrees Fahrenheit, and mixed with small amounts of additives. From this step, the new mixture undergoes an ultra-sonification process for further processing. The mixture undergoes a final treatment process before the fully processed biodiesel mixture is stored in tanks to await final loading into fuel tankers for customer use. The applicant has demonstrated that the ingredients and product are not deemed to be hazardous, as the product is considered biodegradable and non-toxic.

Production shifts are proposed from 7am to 6pm, with the occasion for extended hours as production cycles dictate. All production activities will be conducted within the facility. No retail fuel sales occur on the site. Minor building renovations, and equipment installation will be required for processing needs.

The proposed production facility presents minimal impacts to the surrounding environment due to the nature and scale of the operation. The capacity to encompass the processing operations within the structure minimizes any externalities related to noise, heat, dust, or light. Additionally, the applicant is coordinating a fire protection plan and spill containment plan with the St. Lucie County Fire District and Fort Pierce Building Department to verify safeguards are in place prior to beginning production operations. The applicant has a similar facility on the Treasure Coast which has developed detailed fire prevention/emergency management procedures to address any potential conditions warranting such

actions.

Landscaping & Buffering

The landscape plan for enhancement of the site features extensive parameter landscape buffers to screen the site from the US Highway 1 corridor, and enhance the front of the proposed campus. A total of 76 new trees, consisting of holly, live oak, cabbage palm, buttonwood, and wax myrtle trees are planned. Additionally, over 1,000 ft. of new hedges are proposed to supplement the proposed trees and buffer this industrial user.

Right-of-way, Sidewalks, & Lighting

A right-of-way dedication to the City of Fort Pierce and FPUA is requested in conjunction with the North 2nd Street improvement project, in order to facilitate the installation of underground utilities and pedestrian sidewalks along the subject property. The existing right-of-way is platter at approximately 45 ft., therefore a donation of approximately 7.5ft. by 455 ft. in size along the existing North 2nd Street right-of-way is requested. An exhibit of the affected area is attached for further review. A sidewalk connection shall be integrated to connect the facility entrance to the future sidewalk, upon completion of the N. 2nd Street improvement project.

Site lighting will be provided for the parking, vehicular use areas, and perimeter of structure in accordance with City Code requirements.

Traffic Impacts

The project will generate a total of approximately 85 trips per day, relatively consistent with the previous use. The proposed trip generation for the project includes trips generated by the employees, operations, and the receiving & shipping of unprocessed and finished fuels.

The planned production rate of approximately 250,000 gallons per month will convey 4-6 deliveries, on average, to and from the facility. The prospect of utilizing the available FEC railway offers a potential reduction to the quantity of truck deliveries. The applicant has further expressed desires to eventually utilize the port facilities to access trade opportunities with the Bahamas and Caribbean.

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 review.

Property Owner Response Summary:

A total of 46 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 10th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their March 8th, 2016 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

A few members of the Board expressed concern over the absence of designated stormwater facilities on-site and the condition of pre-existing vehicular use areas at the southern portion of the site which are intended

to remain unimproved. The Engineering Department has indicated acceptance of the unpaved areas as these are pre-existing conditions, however the City Commission may consider requiring improvement of the noted area based upon City Code Section 22-60 (c) (5). The scope of improvement, if required of approval, may be most appropriately scheduled to coincide with the proposed 2nd Street improvement project.

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 the City Commission **approve** the presented request with the following conditions:

- 1) The applicant provides a safe and efficient sidewalk linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed, pursuant to City Code Section 22-62 (d) (2).
- 2) The property owner provides the 7.5 ft. by 455ft. right-of-way dedication necessary to facilitate the underground utility and overall infrastructure improvements planned with the North 2nd Street Improvement Project, presented underway. (Please see attached exhibit).