



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 with New Construction
Drawdy Concrete Construction – Truck Yard
2551 Peters Road

DATE: May 27th, 2016

STAFF REPORT

Owner: JPD Enterprises of Florida LLC
2705 Peters RD
Fort Pierce, FL 34945

Applicant: Drawdy Concrete Construction
2945 W Midway Rd
Fort Pierce, FL 34981

Representative: Richard Laventure, PE
Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982

Requested Action: Approval of a Conditional Use with New Construction to establish a truck and equipment storage facility for a Contractor Performing Services Off-Site

Location: 2551 Peters Road

Parcel ID: 2324-244-0002-000-5

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
CG (SLC)	C-3	C-3	R-4

Site Size: 4.33 acres

Utilities: FPUA Water 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 with New Construction to reuse a former commercial development to establish a truck and minor equipment storage facility for a Drawdy Concrete Construction, a contractor performing services off-site.

The applicant, Drawdy Concrete Construction, currently operates an operations facility off Midway Road, within St. Lucie County, and their administration offices within the Nexus Park (former outlet mall) adjacent to south of the proposed site. The proposed relocation of the operations facility seeks to co-locate their business operations and improve their access to the interstate highways. The proposed redevelopment of the site encompasses the construction of a 2,500 workshop/storage building, placement of Pole Barn structures to cover the work vehicle fleet, landscape improvements, and installation of buffering fence and dumpster enclosure.

The subject site is an abandoned amusement park formerly known as Rainforest and Gran Prix, which provided a variety of amusement activities on site until partial destruction during the 2004 hurricanes and complete closure in 2005. The property has been stagnant and overgrown since its closure. The customer parking area, go-cart track, and foundation of the miniature golf course remain. The site is located on the west side of Peters Road across from Cracker Barrel, and is 4.33 acres in size.

Improvement & Operation Plan

The site improvement plan is centered on the construction of eighteen (18) open truck storage bays and a 2,500 sq. ft. storage building at the western segment of the property. These structures would store the work vehicle fleet and minor concrete equipment utilized by Drawdy Concrete Construction. The truck bays are 12ft. wide by 20ft. long with an overall height of 12ft. designed to house their half-ton and full ton work trucks which are exhibited in the application packet. The storage structure is sought to accommodate the storage of specialize concrete equipment, precision saws, and form-boards. A new fuel tank will be installed on-site for fueling of work vehicles.

The existing driveway access on Peters Rd will remain, while the parking areas will be re-stripped and connected to the proposed operation structures to the rear. Sixty (60) vehicular parking spaces (four (4) of which are handicapped-accessible) are provided on-site. Employees will park their personal vehicles within the main parking area, and transfer into the work vehicles for travel to specific job sites. Activities on-site will be limited to existing concrete parking lot on the north side of the property and proposed structures towards the west end of the property.

The presented landscape improvements will enhance the entrance and Peters Road property line, further providing additional trees to parameter buffers along the west and southern boundary. A total of 32 new trees are proposed for planting on-site to supplement those existing. Additionally, interior landscape islands will be enhanced and added, along with the planting of shrubs to comply with landscape requirements. An 8 ft. tall wood fence is being constructed along the rear property line to buffer the adjacent residential property, which remains predominately undeveloped. A dumpster enclosure will be completed to screen a typical commercial refuse container.

The proposed improvement plan does not present an on-site restroom facility for employees, as their administration offices are within the adjacent Nexus Park. Staff encourages the applicant to consider the integration of such facilities on-site.

Hours of Operation & Traffic

The property will be used five days per week from 6am to 5pm daily. Based on weather days in Florida and the construction industry, an occasional Saturday may be required but will always be closed on Sundays. The main traffic activities will be during around 6:00 a.m. and 5 p.m., daily, when employees report to the site, leave for the various job sites, and return to park the trucks. The facility must strictly adhere to City Code Section Sec. 11-52.18. - Sound level limitations, which provide restrictions of noise to the adjacent residential property prior to 7 am, and further regulates noise levels between 7 am and 11 pm. The anticipated traffic volumes generated by the facility are 78 daily trips, based upon the use and approximately 25-35 employees utilizing the site.

Future Improvement

The applicant is proposing to retain the water features and other infrastructure present from the amusement park in place on the east segment of the property. The prospects of constructing an office on-site may be considered further towards the end of their five-year lease at the Nexus Business Park. Site Plan and Design review would be required for an office building of 4,000 sq. ft. or greater.

Compatibility

The proposal seeks to integrate a light-industrial service with controlled parameters and limited capacity of impact to adjacent uses within the district. The absence of concrete materials, expansive outdoor storage, or use of heavy equipment confines the use to promote assimilation with the eclectic developments and uses surrounding Okeechobee Road, adjacent to interstate I-95 and the Turnpike. The measures presented to enhance the entrance to the site, and provide buffering the west seek to ensure the use does not detract from the surrounding commercial and limited residential activities. The placement of additional landscaping along the rear of the truck bays would suitably enhance the intended buffer, and further alleviate concerns of noise and visual impacts to the adjacent residence of RV Park.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use and accompanying new construction with regards to consistency with established ordinances and requirements of the City Code.

Property Owner Response Summary:

A total of 14 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of May 27th, 2016, 1 response has been received in favor of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their May 10th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.

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 following conditions:

- 1) There is no on-site storage of commercial concrete mixer trucks;

2) There is no outdoor storage of concrete materials;

3) The applicant integrates additional landscaping along the rear of the truck bays to further buffer the adjacent site pursuant to City Code Section 22-187 (10).