

JUSTIFICATION STATEMENT

Project Rock – Precast Concrete Facility
Rezoning to I3 with Site Plan Approval
Initial Submittal: September 1, 2016
ReSubmittal September 23, 2016
Revised September 29, 2016

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting to rezone the property located at 3798 Selvitz Road (“Property”) from a St. Lucie County district of IH [Industrial Heavy] to a Ft. Pierce district Heavy Industrial (I3) in order to develop a 76,100 square foot precast concrete production facility.

APPLICANT

Precast Specialties, LLC. (PCS), specializes in the manufacturing of precast concrete products. PCS is currently located at 1380 NE 48th Street in Pompano Beach, Florida. Our objective is to make a phased transition from the Pompano facility to the new proposed facility in Fort Pierce, Florida just east of Selvitz Road on the now vacant Cargill Juice site.

PCS is a leader in the precast industry of the production of precast concrete products which includes hollow core concrete planks, utility poles and accessories for The State of Florida utility companies and contractors along with providing precast components for parking garages. The concrete products are produced in steel forms along open air production lines. The days and hours of operation of the plant are typically Monday through Saturday from 7am to 7pm. This may change depending on product demand and daylight hours. PCS currently employs over 300 people at its Pompano facility and expects to duplicate, over time, the same number at the Fort Pierce facility.

PCS is currently in the due diligence phase with Cargill Juice Company on the purchase of the property. Because the sale has not been completed, PCS requests a deferment of the design review committee’s review of the vertical construction of the permanent buildings proposed on the site plan and approve the site plan with such conditions. PCS fully understands, that all permanent vertical construction must receive DRC approval prior to submitting for permit.

SITE CHARACTERISTICS

The prospective 75 acre site is now undeveloped, void of any building structures or large plantings. PCS’ currently plan is to develop the site in two phases. Please see site plan for reference. The first phase will focus on the precast utility division and the second phase will focus on the construction of a batch plant and precast parking garage components. The site will be accessed from Selvitz Road and PCS is anticipating adding right and left turn lanes to the current road to accommodate the additional traffic. The site currently borders Fort Pierce Central High School to the east, developed industrial properties to the west, a residential community to the south east, undeveloped land to the south west and undeveloped land to the north.

PROPOSED DEVELOPMENT

The objective of our site development is to be good neighbors. The site design incorporates a

large retention area to provide separation between Fort Pierce Central High School and the residential community. PCS also proposes additional landscape berming along the south and east property lines. The production of the precast concrete products is normally not a loud noise producing event. The most noise will come from the tractor trailers picking up and delivering product. Because of this, we have located the loading areas to the northwest end of parcel to maximize distance from the residential and educational surroundings. The site design incorporates parking for both plant, non- in-plant employees and visitors. These parking areas, along with the ingress/egress drive will incorporate lighting levels of 2ft/candles. An engineered photometric plan will be submitted to the DRC for review prior to permit submission. The manufacturing facility will not be lit but the areas around the in-plant buildings will employ the same criteria. The ingress/egress road will be paved asphalt along with the parking areas. The manufacturing areas will be compacted shell rock. Dust will be controlled via water trucks which is PCS' current practice at its Pompano Beach facility. The water truck driver monitors ground conditions throughout the day and is proactive with the watering before high dust conditions can occur.

As previously stated, the site will be developed in two phases, within phase I, we propose to develop a phase IA and phase IB in order to achieve PCS' projected revenue and production goals. Phase IA will focus on the construction of the onsite infrastructure needed to begin precast production as quickly as possible. This shall include the necessary improvements to Selvitz Road, the construction of the ingress/egress drive from Selvitz Road and the required lighting, the installation of site utilities and connections to main lines including water and sewer as depicted on the site plan for phase I, the installation of drainage structures and the digging of the retention area, the installation of landscaping, the installation of the shell rock base within the plant, the construction of concrete slabs to support the steel forms, the construction of the employee parking lot and the construction of the dispatch office and employee restrooms. For further clarification and reference, pictures have been included of the proposed production areas which are to be constructed in phase IA. The examples submitted include, utility pole forms, utility manhole forms, utility splice box forms, utility pole base forms and utility slabs. Office and employee spaces in phase IA will be provided via temporary trailers. A separate permit application will be submitted to the building department for the installation of the temporary structures. Phase IB will include the construction of remaining buildings not previously mentioned and as depicted on the included site plan. The buildings will include the administration building, covered storage areas, carpentry and steel shops, mechanics shop, etc. Phase II will be built out similar to what is shown on the included site plan. Pictures have been included for reference of PCS' intent concerning Phase II. The examples included include column forms, double tee forms and storage, hollow core plank casting line and storage and precast concrete wall form.

BUILDINGS

The majority of the buildings in the surrounding area are industrial in style and of the Concrete block stucco or metal – steel bent type. PCS proposes all of the buildings built onsite will be precast concrete. The main focus of the project for architectural detailing will be the administration building. The administration building may be approximately 40,000sf, two stories, 35' tall and will be reflective of the exterior elevations submitted. Please see attached photographs 2, 3 and 4 of existing buildings located in the immediate area. The in-plant buildings will be of the industrial type of varying heights with the tallest being 35'. Please see

attached photograph of a typical design of the in-plant buildings. The concrete batch plant which will be built in phase II, may be similar to the one located on 4199 Selvitz Road. The ultimate height of the batch plant may be 60'. All structural elements for the new buildings will be constructed in the new Fort Pierce plant by PCS employees from the Fort Pierce area. The interior build-out and finishes will also be completed by subcontractors from the Fort Pierce area.

ZONING AMENDMENT STANDARDS

1) The amendment is consistent with the Comprehensive Plan.

The proposed Zoning Atlas Amendment to I3 - Heavy Industrial is consistent with the following Comprehensive Plan provisions:

Future Land Use Element – Heavy Industrial Future Land Use Designation – The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City’s position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

The proposed precast concrete production facility is a manufacturing use that will create a significant amount of jobs for the City of Ft. Pierce. The proposed I3 – Heavy Industrial zoning designation is consistent with the existing Heavy Industrial Future Land Use designation. The proposed facility’s square footage will be below the maximum 2.0 FAR allowed per the Comprehensive Plan.

Future Land Use Policy 1.1.9 – Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

The proposed precast concrete production facility will have a significant buffer along the south and east property lines. The Property is separated from the single family residential to the south by a large canal right-of-way which will provide additional buffering from the industrial use.

Future Land Use Objective 1.10 – The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City’s tax and economic base.

The proposed Zoning Atlas Amendment is consistent with the existing Future Land Use Designation of Heavy Industrial. This amendment will allow for the development of a precast concrete production facility that will generate a significant amount of jobs for the City of Ft. Pierce.

2) The amendment will not have an adverse effect on the ability of the City to: a) Satisfy land and water use needs; and b) Meet transportation demands and provide community facilities and services.

As demonstrated in the attached application submittal materials the proposed Zoning Atlas amendment will not have an adverse impact on the City’s ability to satisfy land and water use

needs. The proposed amendment will meet the transportation demands and not impact City facilities and services.

- 3) The amendment will promote and protect the public health, safety and general welfare.** *The proposed Zoning Atlas amendment from Light Industrial (I1) to Heavy Industrial (I3) is consistent with the existing Heavy Industrial Future Land Use designation. The proposed amendment will allow for the development of a precast concrete plant that will add employment and tax base of the community. The development of this Property will also secure a formerly vacant property with an employment generating industrial use. Furthermore, as indicated above the residential uses to the south of the Property will be protected from this industrial use by landscape materials and a berm. The Applicant will take all precautions related to lighting, noise and dust control in order to be a good neighbor to those residential uses as indicated above.*



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING

DEVELOPMENT REVIEW

Property address or Location 3798 Selvitz Road, Ft. Pierce, FL

Parcel ID #(s) 2432-122-001-000-5

Project description The Applicant desires to develop a precast concrete facility on the Property.

Cargill Juice North America, Inc.

Property Owner(s)

15407 McGinty Road West

Street Address

Wayzata MN 55391

City State Zip

(952) 742-6777

Phone Number

Tom_Abrahamson@cargill.com

Email Address

Dean Locke / Precast Specialties, LLC c/o JMorton Planning

Applicant/Representative, Title, Company

3920 RCA Boulevard, # 2002

Street Address

Palm Beach Gardens FL 33410

City State Zip

(561) 721-4461

Phone Number

spickett@jmortonla.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

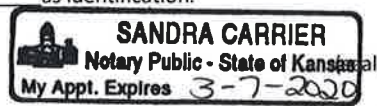
Property Owner(s) Signature(s)

STATE OF Kansas COUNTY of Sedgewick

The foregoing instrument was acknowledged before me this 29th day of August, 2016, by

Tom Abrahamson who is personally known to me or has produced driver's license as identification.

Signature of Notary Sandra Carrier



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Vacant	Vacant & SF Residential	Ft. Pierce High School	Vacant

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)


Ownership

Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Legal Description

32 35 40 THAT PART OF SEC MPDAF:BEG NW COR OF NE 1/4 RUN N 85 47 50 E ALG SEC LI 694.56 FT,TH S 01 09 02 W 765.50 FT,TH N 88 07 52 E 682.40 FT,TH S 01 49 35 W 594.97 FT,TH S 88 03 45 W 1350.99 FT,TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 1273.67 FT TO POB;TH N 00 49 02 E 801.37 FT,TH N 51 03 36 W 241.52 FT,TH N 00 49 02 E 228.64 FT,TH CONT NE 967.72 FT,TH WLY 170 FT,TH NELY 460 FT TO N LI OF SEC,TH ELY ALG N LI 400 FT TO NW COR OF NE 1/4 OF NW 1/4,TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL NO. 101,TH N 89 58 19 W ALG N LI 40 FT TO POB (160.43 AC) (OR 1814-1541)

Current Values

Just/Market Value: \$4,452,340
Assessed Value: \$90,764
Exemptions: \$0
Taxable Value: \$90,764
Taxes for this parcel: SLC Tax Collector's Office 



Total Areas

Finished/Under Air (SF): 936
Gross Area (SF): 936
Land Size (acres): 160.43
Land Size (SF): 6,988,331

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2003	1814 / 1541	XX01	WD	Sunpure LTD.	\$2,932,900
Oct 16, 1997	1104 / 2339	XX01	WD	BECKER HOLDING CORP	\$581,200
Apr 1, 1986	0495 / 2537	XX02	CV		\$406,200

Building Information (1 of 1)

Finished Area: 936 SF

Gross Total Area: 936 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1990
Effective Year: 1990
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%

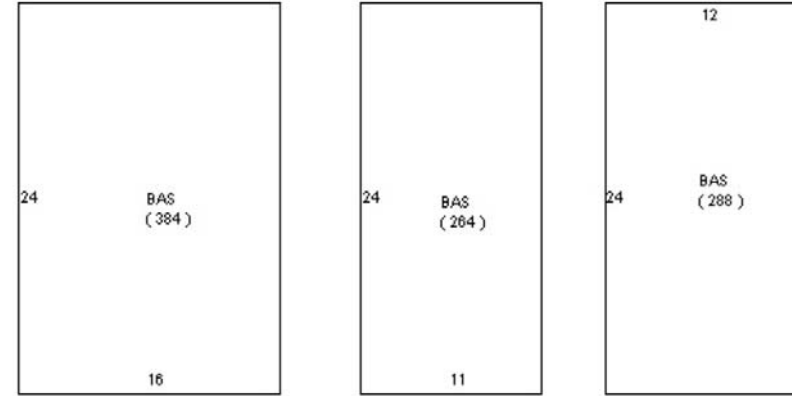
Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990
CHAINLINK 6'	1	300	1990
TRIPLE LIGHT	1	1	1990

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	222

	Amount	Tax Year	Grant Year	Code	Description	Amount
Building:	\$15,400					
Land:	\$4,436,940					
Just/Market:	\$4,452,340					
Ag Credit:	\$4,356,429					
Save Our Homes or 10% Cap:	\$5,147					
Assessed:	\$90,764					
Exemption(s):	\$0					
Taxable:	\$90,764					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	436.4	Fort Pierce Stormwater Charge	\$23,565.60
2013	0054	160.43	North St. Lucie Water Management District	\$2,005.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$4,452,340	\$90,764	\$0	\$90,764
2014	\$4,452,440	\$86,441	\$0	\$86,441
2013	\$4,438,940	\$82,511	\$0	\$82,511

Permits

Number	Date	Description	Amount	Fee
BP09-1554	Sep 7, 2010	Alterations/Remodeling	\$65,000	\$900
BP10-1492	Oct 19, 2010	Alterations/Remodeling	\$10,000	\$175
BP10-1495	Oct 20, 2010	Fence	\$14,700	\$158
BP12-0916	Jul 17, 2012	Electric	\$2,250	\$100
BP13-1467	Sep 9, 2013	Alterations/Remodeling	\$41,000	\$426
BP14-1973	Sep 11, 2014	Alterations/Remodeling	\$18,000	\$188
BP16-0279	Mar 2, 2016	Alterations/Remodeling	\$12,000	\$150

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce