



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use with New Construction
FPUA Lift Station (#23) Relocation
Atlantic Ave & S 30th Street

DATE: November 23, 2016

STAFF REPORT

Applicant/Lessee: James Carnes
Environmental Engineer, FPUA
Fort Pierce Utilities Authority (FPUA)
1701 S. 37th Street
Fort Pierce, FL 34947

Property Owner: Southwind's Fourteen Point LLC
9495 Germany Canal Road
Port St. Lucie, FL 34987

Requested Action: Approval of a Conditional Use with New Construction to install a new FPUA Lift Station, relocating Unit #23.

Site Location: Atlantic Ave & S 30th Street (SE Corner)

Parcel ID: 2408-802-0012-000-7

Parcel Size: .17 acres

Current Zoning: R-3, Single Family Moderate Density

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
R-4	R-3	R-3	R-3

Staff Analysis:

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction to relocate a Fort Pierce Utilities Authority (FPUA) lift station.

Project Overview

The current FPUA Lift Station (#23) is located underneath the intersection of Orange Ave & S 30th Street. The proposed relocation of lift station #23 will be located at the southeast corner of Atlantic Ave & S 30th Street. The proposed property that lift station #23 will be relocated to is owned by Southwind's Fourteen Point LLC. The FPUA intends to secure a utility easement for the western segment of the property to install the lift station and support facilities. The subject property is zoned R-3, Single Family Moderate Density with a Land Use Designation of RL, Low Density Residential. The properties to the east, south, and west are zoned R-3, Single Family Moderate Density. The property to the north is zoned R-4, Medium Density Residential.

The proposed project includes the addition of an access driveway from Atlantic Avenue to the west, addition of the needed infrastructure to support the lift station, and landscaping around the project site. The project will not be displacing any structures and will be limited to the western portion of the parcel owned by Southwind's Fourteen Point LLC.

The review of the site shows that there are four (4) Oak trees (30", 24", 18", and 12" in size) on the western portion of the parcel where the lift station will be located. Additionally, there are two (2) palms (14" and 12") and two (2) Oak trees (48" and 48") located in the middle of the parcel. Lastly, there is one (1) Oak tree (18") located on the eastern end of the parcel.

The FPUA intends to remove the four (4) Oak trees present on the western property line, where the lift station will be located. Pursuant to City Code 22-193 any tree larger than 14" shall be reviewed for removal. City code 22-194 also guides the protection and mitigation of any tree over 14". City Code 22-194 (b), FPUA has demonstrated why "it is not feasible to develop without removing the tree", as the trees are located upon the ideal building area for the new lift station.

Furthermore, FPUA has indicated intentions to preserve and protect the two (2) larger Oak trees (48" and 48") in the middle of the parcel to serve as mitigation for the removal of the western property lines. Written verification or commitment shall be provided by the Property Owner to verify the protection of these trees sought as off-sets, as these trees are situated outside of the easement area.

Three (3) accessory structures and one concrete pad are present on the eastern portion of the parcel which will be unaffected by the proposed scope of work. There are no residential units located on the parcel.

Existing Lift Station

The current lift station was installed before 1955, therefore due to its age and antiquated design it has become obsolete and in need of replacement. The outdated nature provides a challenge for FPUA officials to monitor the lift station, or know if there is a problem unless someone is alerted by an alarm light flashing above the street. All other lift stations will send a computerized signal to FPUA officials indicating where and what the problem is. The lift station also causes great financial hardship for FPUA due to the repair demands and costs to access. The current capacity of the lift station can hold 75 gallons of water, the new proposed lift station will double that capacity. The proposed lift station will enable FPUA to serve more customers. Upon installation of the new unit, the existing unit will be decommissioned and removed accordingly.

The location of Atlantic Ave & 30th Street was chosen after other possible sites were looked at and vetted. There were no possible sites available to the north because crossing a Florida State Department of Transportation Right-of-Way is not an option. One of the properties to the west was a possibility, but the home would have to be demolished and it was discovered that the property owner was in some legal trouble with the property. Lastly, the parcel that sits off of Orange Ave to the east of the lift station was looked at, but FPUA wanted to leave that area open for development and the betterment of the Orange Ave corridor & City of Fort Pierce as a whole.

Ancillary Off-site Activities

In order to complete the project, FPUA will need to remove a section of paving to install new pipes and other infrastructure vital to the functions of the lift station. This will affect about 370ft of roadway on S 30th Street to the proposed new location of the lift station. After work is complete, FPUA will be replacing the affected roadway with a brand new road surface, valued at roughly \$40,000. An additional advantage of taking the lift station out of the current Orange Ave & S 30th Street Right-of-Way is that in future, road closures will no longer be necessary when maintenance needs to be conducted on the lift station. This will create a safer environment for FPUA workers, motorists, and pedestrians. Atlantic Avenue between 29th & 30th remains unimproved; the lift station will have no impact on the opening of this Right-of-Way in the future.

FPUA will construct or be expected to file a payment in-lieu of completing a sidewalk along the S 30th Street property line.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the relocation of the FPUA lift station (#23) based on compliance with the requirements of the City Code, with the exception of the noted deficiencies. The Fort Pierce Engineering Department notes that prior to any work within the 30th Street Right-of-Way, a completed Right-of-Way Permit Application shall be submitted to the city of Fort Pierce Engineering Department for review and approval. The comments generated are attached for review by the Board.

Property Owner Response Summary:

A total of 56 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of November 23rd, four (4) responses have been received, three (3) supporting and one (1) opposing the request. A tally of the garnered responses will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their November 8th, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Lift Station plan meets the requirements of the City Code, is in compliance with the guidance of the City's Comprehensive, and does not present factors that adversely affect community health, safety or general welfare, therefore staff recommends the City Commission approve of the Conditional Use with New Construction for a new FPUA Lift Station at the southeast corner of Atlantic Ave & S 30th Street, replacing the existing unit.