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, Senior Planner

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

DATE: February 29th, 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 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 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 truck driveways at the southern 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.

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 it coordinating a fire protection plan with the St. Lucie County Fire District to verify safeguards are in place prior to beginning production operations. The applicant has similar facilities on the Treasure Coast which have 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

An easement 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. A sidewalk connection shall be integrated to connect the facility entrance to the future sidewalk, upon completion.

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.

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 viewing by the Planning Board.

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 Planning Board forward a recommendation to 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 necessary easement dedications to facility the planned 2nd Street roadway and utility improvements.