



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use with New Construction
JP Custom Cabinets - Cabinet Assembly, Wood Finishing, & Product Showroom
103 N 13th Street

DATE: May 27th, 2016

STAFF REPORT

Owner(s): Smith Bros Contracting Equip
5731 N Military Trail
West Palm Beach, FL 33407

Applicant: JP Supply – Custom Cabinets
7355 Commercial Circle
Fort Pierce, FL 34951

Representative: David Cleveland
100 Avenue A, Suite 2E
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use to operate a Cabinet Assembly, Wood Finishing, & Product Showroom

Location: 103 N 13th Street

Parcel ID: 2409-507-0001-000-4

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3/R-3

Site Size: .71 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 with no new construction to reuse an existing 8,900 sq. ft. commercial structure, located at 103 North 13th Street, to establish a custom cabinet showroom and artisan manufacturing facility.

The applicant, JP Supply – Custom Cabinets, currently operates their business within at 7355 Commercial Circle, within the Kings Highway Industrial Park facility off Kings Highway, within St. Lucie County. The proposed relocation of facility seeks to provide an opportunity to expand their production space, provide support office space, and introduce a customer showroom to display the custom cabinets and wood products designed and assembled. The proposed relocation shifts their operation from leased bays or ownership of their facility, long with a complete design and placement of precision equipment to complete their business activities. The expansion includes the prospects of an additional 10-15 employee as business and capacity develops.

The subject site is a former Bobcat dealer and service center, which has been closed since 2010. The site functioned as a vehicle sales and service facility prior to Bobcat's renovations of the site. The site is located at the northwest corner of Orange Avenue and 13th Street and is .71 acres in size.

Improvement & Operation Plan

The site improvement plan includes interior renovations to repurpose the structure for wood material storage, cabinet assembly, wood finishing, a product showroom, and support offices for business operations and customer interactions. The existing access points on N 13th Street and driveway exit on Orange Avenue will remain, while the parking areas will be re-striped and connected to the proposed operation structures to the rear. The site features twenty-four (24) vehicle parking spaces (one of which is handicap accessible), and the applicant plans to integrate an off-street loading space for deliveries. The parking areas will be freshly striped and directional signs installed accordingly.

The applicant has proposed to the replacement of dead or deteriorated plants within existing landscape strips and islands, however in addition to these efforts the planting of several trees along the west and north property line are required to bring the site into compliance with City Code. The applicant has agreed to prepare a landscape improvement plan to complete these improvements.

Activities on-site will include delivery of pre-processed wood components, assembly of cabinet fixtures, drawers, and other related wood products, the painting or finishing of each piece, and the display of products onsite within the planned showroom. The applicants plan to transfer some of their existing equipment and precision woodworking tools to the site, as well as the installation of a new filtration system to collect and alleviate any wood dust or fumes associated with the artisan processes.

Hours of Operation & Traffic

The proposed operation will be operational five days per week approximately 7am to 5pm daily. If demand increases for retail access to the showroom, Saturday hours may be considered for their retail component.

The proposed use presents an anticipated traffic volume of 65-70 daily trips, based upon the encompassed uses and approximately 20 employees. This traffic generation is comparable to the previous operation.

Compatibility

The proposal seeks to integrate an artisan cabinet and woodworking shop, showroom and offices with various precautions to control dust and noise within the facility. The operation features a retail, consumer orientated,

component which is a welcomed addition to Orange Avenue, a principal arterial roadway. The infill of landscaping around the vehicular use areas, consistent with the City's landscaping requirements, will further improve the presence of this facility and the Orange Avenue commercial corridor.

Technical Review Committee

All affected departments have reviewed and conditionally approved the proposed Conditional Use and accompanying site improvements with regards to consistency with established ordinances and requirements of the City Code.

Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan with the acknowledged requirement of additional parameter landscaping; therefore staff recommends approval of the presented request with the condition that the applicant integrates additional landscaping along the west and north property lines pursuant to City Code Section 22-187 (6).