




TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst 

RE: **Application for Conditional Use with No New Construction**
AWP Inc.
3101 Okeechobee Road

DATE: August 22, 2018

STAFF REPORT

Owner(s): Leobardo Mata and Rosa Barajas
1005 S. 8th Street
Fort Pierce, FL. 34950

Applicant: AWP Inc.
4244 Mt. Pleasant St., NW
North Canton, OH. 44720

Applicant's Request: Approval of a Conditional Use with No New Construction for the operation of a Contractor who performs services off-site.

Location: 3101 Okeechobee Road

Parcel ID: 2417-806-0023-000-7

Current Zoning: C-3, General Commercial Zone

Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 0.58 acres

Utilities: FPUA

Staff Analysis:

Request

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 allow for the operation of a Contractor who performs services off-site. The applicant, AWP Inc. (Area Wide Protective) provides traffic management services and equipment to clients. The subject site at 3101 Okeechobee Road would provide a new office location within the City of Fort Pierce. The property is zoned C-3, General Commercial Zone with a future land use of General Commercial.

The property is located at the southwest corner of Okeechobee Road and South 31st Street. The subject property is surrounded by commercial businesses to the north, east, west, and vacant property to the south. The site currently has existing parking spaces; that will need to be re-striped. Per City Code Section 22-60 Off-Street Parking and Loading; Contract construction service establishments are required one (1) parking space for each 300 square feet of gross floor area. The gross floor area of the existing building on site is 950 sq. ft. Therefore, this establishment would only be required to re-stripe a minimum of three (3) parking spaces.

The proposed floor plan, for the present 950 sq. ft. work-center facility will consist of two (2) offices, two (2) restrooms, and a Lobby/Reception Office. The subject site can currently be accessed from four (4) development entrances; three (3) located on Okeechobee Road and one (1) located on South 31st Street. St. Lucie County Engineering has advised the applicant to remove the two (2) easternmost driveways along Okeechobee Road. The primary access from Okeechobee Road should be from the westernmost existing driveway.

AWP Inc. provides temporary traffic control to many of the largest public utilities, construction and engineering companies in over 20 states and part of Canada. AWP regularly deploys over 3,000 protectors per day. AWP also engages in the sale and rental of traffic control equipment (i.e. - arrows and cones) to businesses and governmental entities. AWP has over sixty facilities that consist of office space, safety training rooms, and storage space. Daily operations for the proposed Fort Pierce location would begin in the morning with the deployment of crews to customers work sites. The hours of operation would be 7am to 5pm daily. Their crews typically use small to medium-size duty pickup trucks and a variety of small to medium size traffic control equipment. AWP's operations do not generate noise, fumes, or dust.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) district which is designed to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include

multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are generally appropriate for commercial environments.

The authorization of a Conditional Use with No New Construction for a Contract construction service establishment at 3101 Okeechobee Road will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* states that the use of *Contractors/Others Performing Services Off-Site* may be permitted as a conditional use if approved in a public hearing by the city commission.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Property Owner Response Summary:

A total of 22 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their May 8th, 2018 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that City Commission **approve** the request with the following conditions:

1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan with a minimum average of two (2) foot-candles.**

2) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place.

3) Per City Code Section 22-187. – General Landscaping Requirements; Please provide a general landscaping plan demonstrating compliance with the City's landscaping requirements.

4) Please consult with the St. Lucie County Engineering Department concerning the three (3) driveway access points along Okeechobee Road. SLC Engineering is requesting that you remove the two easternmost driveways along Okeechobee Road.

5) The Planning Board has requested as a condition that storage of equipment be placed in the western portion of the subject property.