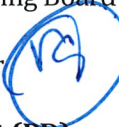




TO: Members of the City of Fort Pierce Planning Board

FROM : Rebecca Grohall, AICP, Planning Director 

SUBJECT: **Application for Planned Development (PD)
 Redhawk Rebar Facility
 4280 Bandy Boulevard**

DATE: June 28, 2018

STAFF REPORT

Owner: A & D Investments of the Treasure Coast, LLC
 656 Buck Hendry Way
 Stuart, FL 34994

Applicant: Transamerica Development
 234 NE 34 Street
 Miami, FL 33137

Representative: Dennis Murphy
 Culpepper & Terpening, Inc.
 2980 S. 25th Street
 Fort Pierce, FL 34982

Requested Action: Approval of a Zoning Atlas Amendment and Planned Development (PD)

Location: 4280 Bandy Boulevard

Parcel IDs: 2431

Current Zoning: I-1, Light Industrial

Proposed Zoning: PD, Planned Development

Future Land Use: Heavy Industrial (HI)

Surrounding Zoning:

North	East	South	West
I-1, I-3	I-1, I-3	I-1	I-1, I-3

Site Size: 3.57 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-40, 22-59, and 22-127 of the City Code, the applicant is requesting the review and approval of a Planned Development (PD) for Redhawk Rebar to rezone the subject site and authorize the development of an industrial facility specializing in rebar bending for construction sites.

Project Summary

The proposed Redhawk Rebar Facility is a Planned Development (PD) is for the purpose of constructing a manufacturing facility that transforms already fabricated rebar into components for commercial construction process. The parcel is located on a 3.57 acre tract of land owned by the parties specified on the first page. The proposed manufacturing facility will be located within Fort Pierce Industrial Park, on a formerly cleared parcel that was never developed, which is just west of Selvitz Road and south of Glades Cut Off Road.

The proposed development plan consists of a 40,00 sq. ft. manufacturing facility, of which 8,000 sq. ft. provides office space, Phase I - 16,000 sq. ft industrial building, Phase 2 - 16,000 sq. ft industrial building and a 4,000 sq. ft. area for covered staging of finished product.

The plan also incorporates a railroad spur to accommodate deliveries to and from the site, vehicular parking, site lighting, landscaping, and storm water facilities to support the proposed plant. Construction is proposed for completion within two phases, designated to commence in the Fall of 2018 and be completed within two years of Planned Development Approval (August 2020). The work shifts are presented to be standard hours of operation from approximately 7 AM to 5 PM.

Existing Conditions

The subject parcel is predominantly vacant, being best described as an impacted urban site that has been left altered and defunct from previous activities. This parcel was part of a Planned Development site previously approved in 1990 by St. Lucie County as part of the Ft. Pierce Business Park, Lot 8. The prior approval for a 32,000 square foot building which was not built.

The historic native ecosystem is no longer present on the site, One Gopher Tortoise burrow has been located, as part of the environmental review of this site, which will be relocated to a new offsite location prior to development and through a Florida Fish and Wildlife Service approved permit.

Design

The proposed architectural design is reflective of a pre-engineered building with various architectural embellishments to improve the mundane presentation of a sizeable industrial structure. The height of the manufacturing structure is approximately 38 ft. wrapped with a combination of decorative metal panels, oolitic stone and stucco banding. The height is typical of single story industrial buildings and will not exceed allowable height limit of 65 feet.

The design of the facility integrates a variation of features on the primary façade, to create visual relief facing Bandy Boulevard. The features are highlighted along the linear sides by decorative aluminum grilles placed across the top elevation. The low-slope roof design is typified by the structure envelope very similar to other structures in the area. The presented fenestration for the structures offers minimal design and visual interest for the primary façade. Fences and walls are an essential component of the overall design scheme, and should be appropriately integrated into the proposed design. Prior to City Commission, the applicant will provide an updated set of elevations.

Access & Parking

Vehicular access to the proposed manufacturing facility will be from the driveway on Bandy Boulevard. This entrance is the sole access for vehicles of goods and employees. Forty Nine (49) vehicular parking spaces (two of which are handicapped-accessible). The FEC is proposed to construct a separate rail spur to service the site to facilitate the transport of materials into, and export of the finished product. The function of the facility demands the frequent delivery of raw materials to the site for processing of pre-manufactured rebar components. These materials are intended to be primarily shipped to and from the site rail siding. The Planning Department has reviewed their request to utilize the ITE Parking Generation Manuals for determining the parking needs. As such, the ITE calculation indicates that 48 spaces are needed, with 49 being proposed to be built. An additional 20 parking stalls can be "reserved" for future use as needed.

Outdoor Storage

A minor element of the development plan is a storage area, approximately 3.19 acres, intended to stage finished concrete ties and provide space for loading on the support rail lines. This is located to the northern property line, adjacent to the existing rail line.

Stormwater Retention & Landscaping

Stormwater facilities for the additional impervious area are presented to be served by two retention areas located at the northerly and eastern portions of the site.

The applicant is completing their landscaping plans and have indicated that they will be in conformance to City Requirements. The applicant will provide these to Staff no later than the date of the Planning Board meeting.

Right-of-way, Sidewalks, & Lighting

St. Lucie County will require either the construction of a sidewalk along Bandy Road, or the Payment in Lieu of. The applicant is proposing payment in-lieu for this project, based upon the infrequent use and absence of direct connections within the vicinity. Internal to the site will be a sidewalk as part of the Phase II construction around the building.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

Traffic Impacts

The applicant has completed a traffic impact statement that updates the site, this site received vesting status in 1990 when it was originally approved. As shown in the attached table (please refer to the Responses the the TR review by Culpepper Terpening) the resulting trips do not impact the Level of Service (LOS) of the roadway. The impact of the project is projected to add an additional 24 vehicle trips per day (ADT) to the existing conditions.

Rezoning

Pursuant to City Code Section 22-131 before an amendment, including a zoning atlas change, is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse affect 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; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

Staff finds the presented request is in compliance with the City Code.

Comprehensive Plan

The subject property is designated with a Heavy Industrial (HI) future land use. The 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 for 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 support its employees; and compatible public, quasi-public and special uses.

The nature, intensity, and hours of operation of the subject facility are appropriately classified and suited for designated industrial areas which provide an environment conducive to intensive manufacturing and industrial uses like those found in the Selvitz road area.

Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation:

The proposed zoning atlas amendment and Planned Development (PD) to rezone the subject site and development to create a defined development plan and support facilities for the intended user upon the subject site. The request for a Planned Development is generally consistent with the processes outlined in the Land Development Code, the underlying intensity of the proposed use is consistent Future Land Use Element of the City's Comprehensive Plan for Industrial Districts; therefore staff recommends the Planning Board forward a recommendation to **approve** the presented plan (PD) and rezoning request with the following conditions:

- 1) Open Space calculation revised to reflect the 20% required in the Land Development Code, Land Development Code 22-40(b)(3). This revision should be made prior to City Commission.
- 2) Site Lighting is provided in accordance with Land Development Code 22-60(j)(1) Off Street Parking and Loading at the time of Building Permit Review.
- 3) Building elevations be provided prior to City Commission in accordance with Land Development Code Section 22-59 (c)(1)j.
- 4) Please provide an updated response to the City of Fort Pierce Engineering Department review dated June 29, 2018 prior to Building Permit application.
- 5) A Landscaping Plan by a licensed landscape architect in accordance with Code 22-187, and 22-40 (b)(2) is submitted prior to City Commission.