



---

**TO:** Nicholas Mimms, P.E., ICMA-CM, City Manager

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director

**FROM:** Brandon C. Creagan, MCRP, LEED Green Associate, Planner

**RE:** **Application for Development Review & Design Review  
Bobcat of Treasure Coast – 4405 Prosperity Drive**

**BOARD DATE:** June 7, 2021

---

#### STAFF REPORT

**Property Owner** Smith Bros Contracting Equipment, Inc  
5731 N. Military Trail  
West Palm Beach, FL 33407

**Representative:** Ahrens Companies, Inc  
1461 Kinetic Road  
Lake Park, FL 33403

**Requested Action:** Approval to expand an existing building by approximately 5,400 square feet

**Site Location:** 4405 Prosperity Drive

**Parcel IDs:** 2431-506-0005-000-8

**Existing Use:** Bobcat of Treasure Coast

**Parcel Size:** 1.96 Acres

**Current Future Land Use:** Heavy Industrial (HI)

**Current Zoning:** Light Industrial (I-1)

**Utilities:** FPUA

	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding FLU:</b>	HI	HI	I	HI
<b>Surrounding Zoning:</b>	I-1	I-1	I-3	I-1

### **Staff Analysis**

#### ***Request***

In accordance with Code Sections 125-313, and 125-314, the applicant is requesting review and approval of a Development Review (Major Site Plan), and Design Review for the expansion of an existing building for a Bobcat equipment sales center with an equipment wash station. The current Future Land Use on the property is Heavy Industrial (HI) with a Zoning of Light Industrial (I-1).

#### ***Site Plan***

The subject site is approximately 1.92 acres of land. The applicant is proposing to expand a building that is approximately 5,667 square feet. The expansion would be for 3,000 square feet to the actual building and 2,400 square feet for an equipment wash area that will have a roof over it and will be to the west of the building. The represents a total of 5,400 square feet of additional construction.

The lighting for the property will be compliant with City Code 125-315(j)(1)(a) that stipulates that parking lot lighting shall be provided at a minimum average of two (2) foot-candles based on the provided plans. The required parking for the site is based on the warehouse use calculation for the portion of the building that is 5,667 square feet and the retail use calculation for the portion of the building that is 1,875 square feet. warehouse use calculation is 1 space per 600 square feet pursuant to City Code 125-315(d)(3)(a), and the retail use calculation is 1 space per 200 square feet pursuant to City Code 125-315(d)(2)(a). Based on the provided plans along with the parking reduction of 1,200 square feet as stipulated by City Code 125-315(a)(4)(a), the provided parking is in compliance with the parking standards as stipulated in City Code. There is no parking required for the front canopy area or the wash area that account for 3,525 square feet of the proposed expansion.

#### ***Landscaping***

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 22 trees, which will feature the Red Maple, Pigeon Plum, Crape Myrtle Multi-Trunk, Simpson's Stopper, and Southern Live Oak
- 371 shrubs of the Coco Plum, Small Leaf Clusia, Florida Privet, and Wax Myrtle will be provided.
- Tree Mitigation will not be required as there is only one (1) tree that is being removed that meets the City's mitigation requirements and the addition of the new trees through the landscape plan satisfies mitigation requirements.

***Design Review***

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the warehouse/retail sales building is consistent with the built environment as most of the uses that surround the site are warehouse/office spaces of the same or similar construction type and materials. The proposed building expansion utilizes similar materials to the existing structure and there will be color and architectural accents to enhance the look and design of the building.

***Technical Review Committee***

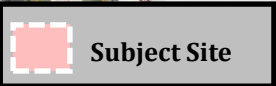
All affected City and County Departments have reviewed the proposed Development Review, and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

***Planning Board***

The Planning Board at their meeting on April 12, 2021, voted 7-0 to recommend approval of the request as presented.

***Staff Recommendation***

The requested Applications for Development Review, and Design Review meet the criteria specified in Section 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review as proposed.

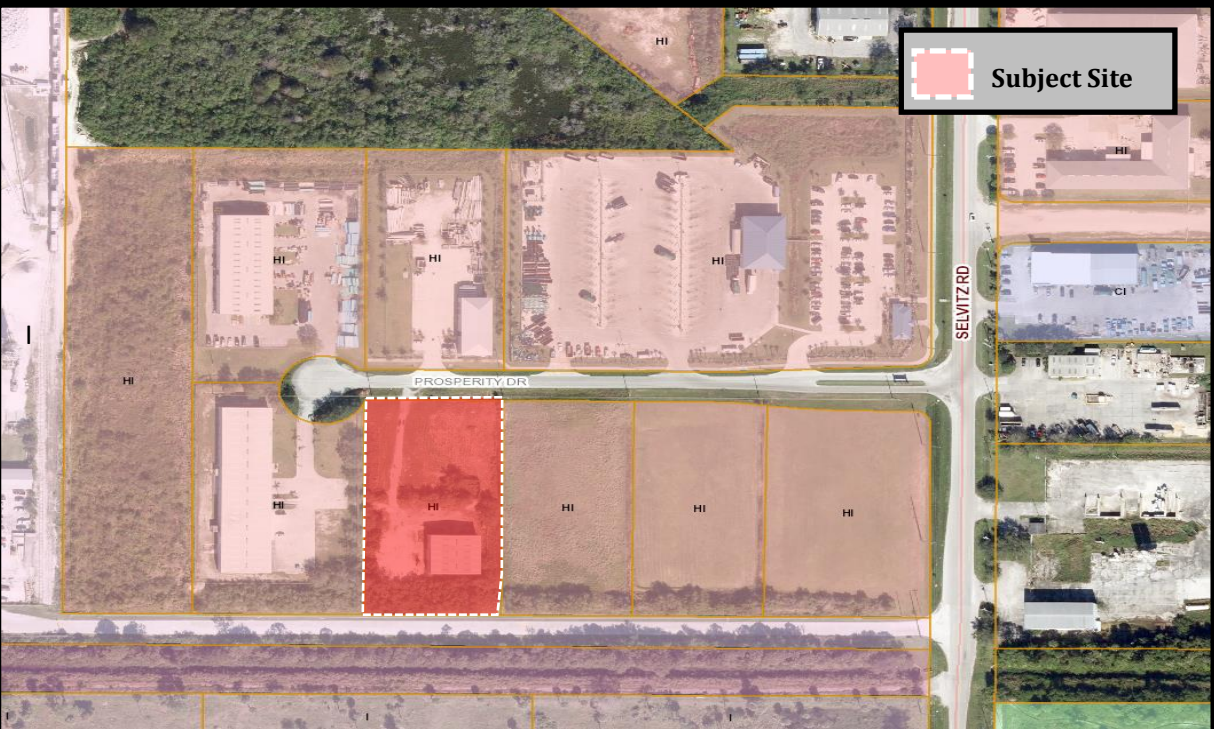


**Development & Design Review**  
**4405 Prosperity Drive**  
**Aerial Map**






**Subject Site**



**Development & Design Review**  
**4405 Prosperity Drive**  
**Future Land Use Map**





**Subject Site**



**Development & Design Review**  
**4405 Prosperity Drive**  
**Zoning Map**





December 16, 2020

Alejandra Molina-Jackson  
1461 Kinetic Road  
Lake Park, FL 33403

**SUBJECT: Bobcat of Treasure Coast – 4405 Prosperity Drive**  
**TECHNICAL REVIEW PROJECT: # 20-07000020**

**Fort Pierce Planning:**

1. To satisfy Design Review requirements the building should be of the same color, but accent colors are ok. Considering the new portion of the building will be charcoal gray, staff is recommending that the building be painted charcoal gray in its entirety. The light gray stone veneer should also extend around the perimeter of the building.
2. There is too much blank/open space on the two sides of the building as well as the rear of the building. Add some architectural features to break up the blank space. Waste Pro on the corner of Selvitz Road and Prosperity Drive is a good example of a building that was heavily designed to conform to the Cities Design Review code.
3. The two parking spaces that are noted in the canopy wash area cannot count towards the parking requirements of the property as this area is intended to be for washing equipment. With that said, City Code 125-315 does allow for a parking reduction of 1,200 square feet and as such the site appears to meet the parking requirements.
4. Describe in detail the area on the plans that is noted as the "Dirt Machine Test Area & Outdoor Storage". Any outdoor storage of materials would need to follow the requirements of City Code 125-322(e)(5). It would be noted that all storage of materials should be contained in the building with the exception of sales merchandise that may be outside for display purposes.
5. Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

*Florida*

RECEIVED

JAN 26 2021

**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

*JRA*

CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive  
 TRC No. 20-07000020**

**DATE : January 26, 2021**

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on January 25, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development Review Application            | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend          | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See engineering advisory comments

**Engineering Advisory Comments:**

1. The previously shown detention/retention areas have been eliminated from the engineering plan. Therefore, it is assumed that sufficient treatment capacity exists within the development's master drainage system, further review at time of Building Permit submittal will occur.
2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.

JRA/TST/tst  




THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

*Florida*

RECEIVED

DEC 15 2020

**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

*JRA*  
 CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive  
 TRC No. 20-07000020**

**DATE : December 15, 2020**

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on December 4, 2020:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development Review Application            | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |  |  |
|--|--|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit             |
|  | <input type="checkbox"/> C/O                         |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See engineering comments

**Engineering Comments:**

1. Relocate the detention/retention areas to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-0(c).
2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.
3. Remove all irrigation and landscaping materials, except sod, from the limits of the dedicated drainage easements. These easements are dedicated to St. Lucie County for the strict use of installation and maintenance of drainage facilities.

JRA/TST/tst *JS*



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 12.17.20  
Property Address: Development Review - Bobcat Treasure Coast - 4405 Prosperity Drive

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

--

Building Official's or Representative's Signature \_\_\_\_\_ Date: 12/9/2020



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 07000020

Development Review – Bobcat of Treasure Coast – 4405 Prosperity Drive

### Comments

FPUA W/WW Engineering: Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37<sup>th</sup> Street Fort Pierce Florida. Please include projected water use including irrigation needs. For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link:  
<https://staging4.fpu.com/water-and-wastewater-engineering-downloads/>

FPUA Electric & Gas Engineering: Approved.

Presently there is existing electric service to the site (from Prosperity Drive) at 4405 Prosperity Drive. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

[sscimeca@fpu.com](mailto:sscimeca@fpu.com)

Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from the north side of Prosperity Drive). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre

Business Development Representative

Gas Operations

[Bdupre@fpu.com](mailto:Bdupre@fpu.com)

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site.



OFFICE OF FPUA  
GIS Map - Electric



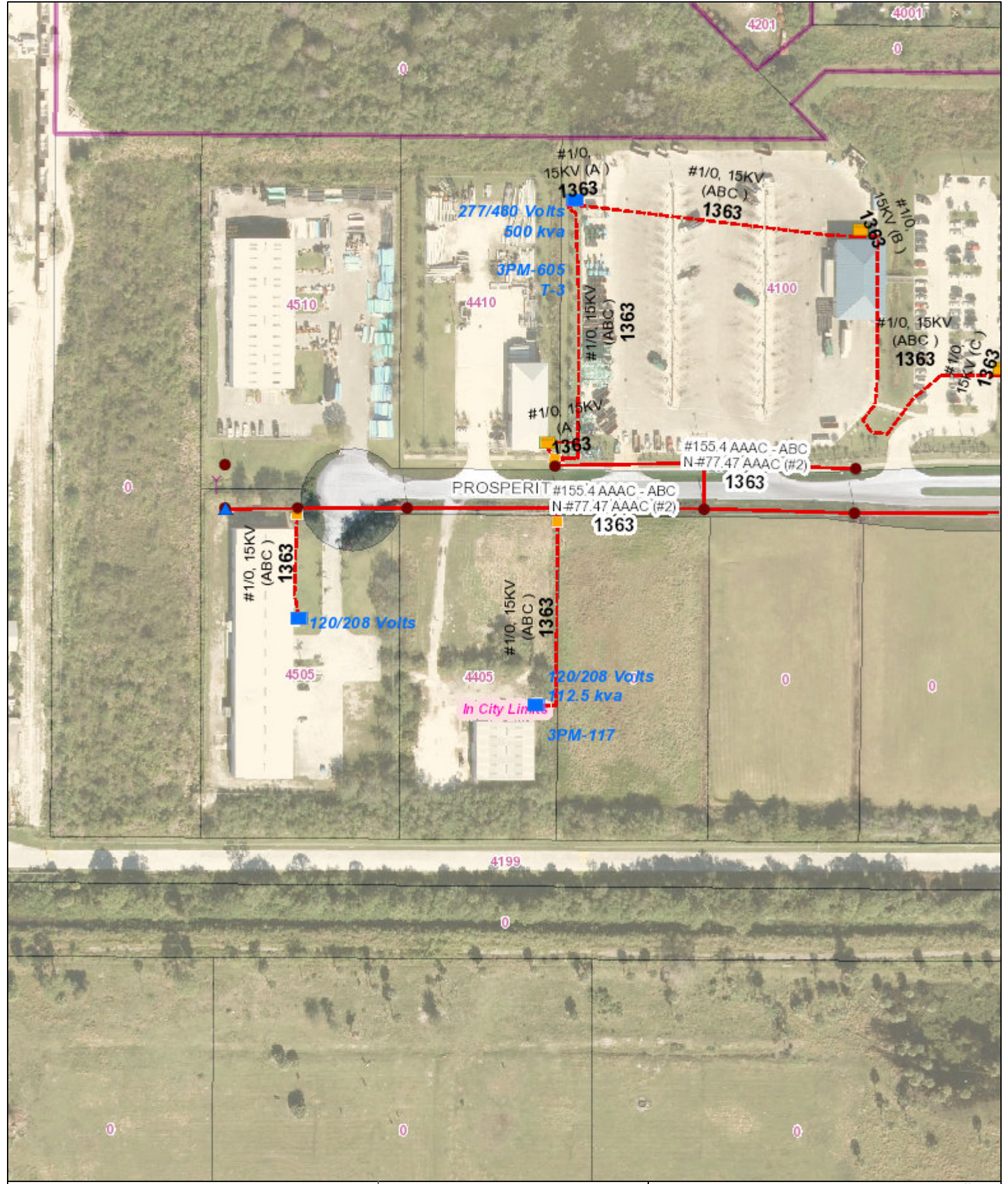
OFFICE OF FPUA  
GIS Map - Gas



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpu.com](http://www.fpu.com)





**Legend**

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Raw Water	Well
Potable Water Main	Overhead	Lift Station
Raw Water Main	Pad Mount	
Wastewater Force Main	Waste Water	
WW Gravity Main		

**Disclaimer:**  
*The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.*

**811**  
 Know what's below.  
 Call before you dig.

Date: 7/6/2020

**FPUA**  
 COMMUNITY PROUD

**FPUA Utility Map**

1 inch = 181 feet

Create d By: \_\_\_\_\_  
 Name

(772) 466-1600  
 FAX (772) 461-1938



**Legend**

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- ⊞ Fuse
- ⊕ Valves
  - ⊕ Gas
  - ⊕ Water
  - ⊕ Raw Water
  - ⊕ Waste Water
- + Fire Hydrant
- W Well
- PS Lift Station
- ▲ Overhead
- Pad Mount

**Disclaimer:**

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.



Know what's below.  
Call before you dig.

Date: 7/6/2020



**FPUA Utility Map**

**N**  
1 inch = 181 feet

Create d By:  
Name

(772) 466-1600  
FAX (772) 461-1938



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Bobcat of Treasure Coast**

**REVIEW DATE: 7/7/2020, 12/4/2020**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Capt. Wayne Boyer**

---

Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:   X  

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

---

**The Following Revisions Are Necessary:**

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slafd.com/permits.htm> - Received 12/1/2020~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. - Received 12/1/2020~~
- ~~3. Electronic version to be submitted to the Fire District. - Received 12/1/2020~~
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slafd.com](http://www.slafd.com)



**portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.**

- 6. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
- 7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**
- 8. The Fire District reserves the right for future comments at the site plan & building construction phase.**

March 4, 2021

**PROJECT:** Bobcat Treasure Coast  
**REF:** TRC App. #20-07000005  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered based on plans dated February 17, 2021

1. The County excepts the TRC response and provides the following for permit submittal.

For County permit: application has been received

2. The detail sheet includes an 'Asphalt Pavement Section' that states 1 $\frac{1}{2}$ " Type S-III asphalt. All pavement shall be SP-9.5 or 12.5, and a minimum of 2" thickness within the right-of-way.
3. Provide a statement on the civil plans that show saws cut/butt joint for the driveway at the existing pavement, and include a detail.
4. Upon construction of the permanent driveway, the existing driveway and construction access shall be removed and the right-of-way restored. Provide a statement on the plan and include sodding on the landscape plan.
5. The applicant may upon addressing the comments, submit an electronic version and four hard copies of the plans along with the \$150 fee for the driveway permit.
6. For discussion regarding these comments, please contact me at 772-462-1491 or [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

cc: Alicia Rosenthal

December 15, 2020

**PROJECT:** Bobcat of the Treasure Coast – 4405 Prosperity Drive

**REF:** TRC #20-07000020

**TO:** Brandon Creagan

**FROM:** David Hays

The following comments are offered based on plans dated November 2020, no written response was provided and response dated 11/24/20:

1. Provide a note on the site plan indicating the elevations are confirmed by use of the published benchmark utilized for site elevations, and provide the published benchmark reference.
2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
3. The property line (side and rear) drainage easements shall be restored to original permitted conditions. The plans indicate the buffers to be installed within the drainage easements, including across the easement along the roadway. Drainage shall not be impeded. Trees may be considered; the remaining landscape shall be designed outside of the easement or may be specifically allowed based on a detailed plan approved by the County.
4. Provide on the site plan, a table identifying the permitted allowable impervious area and the sites proposed impervious area. Per SFWMD and SLC drainage standards of review, the display areas may be considered impervious.
5. Provide cross sections to demonstrate the paved, display area and landscaping.
6. Provide cross sections of the buildings and grading into the drainage easement.
7. The existing driveway is not permitted and does not meet standards. A driveway permit issued by the County is required for site access and improvements. The existing driveway may be utilized for construction access if identified as such on the plans and permitted in accordance with County and erosion control standards. If permitted as such, it shall be removed and the right-of-way restored prior to final inspection.
8. A Permit is required from the County to outfall into the County's system.
9. For discussion regarding these comments, please contact me at 772-462-1491 or [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

Cc: Alicia Rosenthal



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**December 17th, 2020**

Case # 20-07000020

Planner: Brandon Creagan

Development review

4405 Prosperity Dr., Ft. Pierce (Bobcat of the Treasure Coast)

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.