



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

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

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

RE: **Application for Conditional Use with New Construction and Site Plan (Development and Design Review)**
Walsh Kings Highway - 2564 South Kings Highway

BOARD DATE: September 20, 2021

STAFF REPORT

Property Owner: Patricia Farley
8602 SE Driftwood Street
Hobe Sound, FL 33455

**Applicant/
Representative** Engineering, Design, & Construction Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Applicant's Request: Approval to construct two (2) buildings totaling 88,748 square feet of office/flex space and one 33,190 square foot building for RV storage with associated site improvements.

Location(s): 2564 South Kings Highway

Parcel ID: 2324-233-0000-000-7

Parcel Size: 8.90 Acres

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Surrounding FLUM:

North	East	South	West
GC	GC	GC/I	GC/RM
C-3	C-3	C-3/I-1	C-3/R-4

Surrounding Zoning:

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187, 125-200, 125-237, 125-313, and 125-314 of the City Code, the applicant and representative are seeking Conditional Use with New Construction and Site Plan (Development and Design Review) approval to construct two buildings totaling 88,748 square feet of office/flex space and one 33,190 square foot building for RV storage with associated site improvements. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

Site Plan

The project will consist of two (2) buildings that will be 44,374 square feet each for a total of 88,748 square feet. These two (2) buildings will contain 22 individual units each that can be used for office/flex space which would include storage. There is a third building on site that will be 33,190 square feet in size and will contain 23 units for the purpose of covered and secured RV storage. The project will provide for 171 parking spaces and with the flex nature of this development, combined with this project being similar to recent nearby projects, the parking ratio will be that of the "manufacturing, wholesale trade, and warehouse establishments" contained in City Code 125-315(d)(3)(a.). The parking ratio for this use category is 1 space for each 600 square feet of gross floor area. The project is required to have 150 parking spaces for the two 44,374 square foot buildings. The site will provide for 21 more parking spaces than code would require.

The parking for the RV storage building is not established in code, but since RV storage is the main use for building #1 each unit will contain a covered indoor parking space and one customer parking space in the parking lot for each unit. Staff finds that the parking provided for building #1 is adequate to meet the needs of this portion of the site plan. The lighting plan provided is compliant with City Code 125-315(j)(1)(a) and the parking lot lighting will be a minimum average of 3.05 footcandles, while code only requires a minimum average of two (2) footcandles.

Landscaping

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

- 141 trees, which will feature the Silver Buttonwood, Eagleston Holly, Crape Myrtle, DD Blanchard Magnolia, Slash Pine, Live Oak, and the Bald Cypress
- 61 new Sabal Palm will be planted, and 152 Sabal Palm will be relocated from existing locations onsite to different locations onsite in accordance with the Landscape Plan
- 1990 shrubs.
- The applicant has provided an Arboriculture Tree Report that has determined that some of the trees on site do not need to be mitigated for as they are deemed to be diseased or dying. The remaining trees that cannot be relocated represent a total mitigation cost of \$62,998.57 according to this report. The applicant will need to provide this tree mitigation fee prior to the issuance of Building Permits. The City Arborist and the applicant's arborist have also coordinated on this mitigation effort.

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 development is consistent with the built environment as most of the uses that surround the site are warehouse or distribution centers. The proposed building elevation is articulated with varying roof heights and accents. The Landscape Plan will provide for a visual buffer on the perimeter of the site that helps to add an additional visual element to the site.

Traffic Analysis

According to the Traffic Report provided by the applicant, the project will generate approximately 184 trips. This also includes 12 AM peak hour trips and 21 PM peak hour trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site. St. Lucie County through their third-party reviewer Kimley-Horn reviewed this traffic study and after some requested revisions to the report, they have accepted and agree with the analysis conducted by the applicant's traffic reviewer, O'Rourke Engineering & Planning.

Technical Review Committee

All affected City and County Departments have reviewed the proposed 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 August 9, 2021, voted 7-0 to recommend approval of the request as presented.


Public Notification

Twelve letters were sent out to property owners within 500 feet of the subject property on September 1, 2021.

Staff Recommendation

The requested Applications for Conditional Use with New Construction and Site Plan (Development and Design Review) meet the criteria specified in Sections 125-237, 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 project with the following Conditions:

1. The tree mitigation fee as outlined in the Arboriculture Tree Report that was provided by the applicant shall be paid before the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
3. Up-lighting shall be provided within landscaped areas and around each building to enhance the security and visibility of this site. This shall be added as part of the Building Permit.

 Subject Site



S. KINGS HWY

CROSSROADS PKWY

WHEELER TER



Development & Design Review
2564 South Kings Highway
Aerial Map






Development & Design Review
2564 S. Kings Highway
Future Land Use Map



R-4

CP-1

 Subject Site

S. KINGS HWY

C-3

C-3

R-4

CROSSROADS PKWY

C-3

I-1

C-3

C-3

WHEELER TER



Development & Design Review
2564 S. Kings Highway
Zoning Map





March 17, 2021

Brad Currie

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

**Subject: Development & Design Review – Walsh Kings Highway
Technical Review Project # 21-07000002**

Fort Pierce Planning:

1. The property is in the final stages of having the Future Land Use changed to General Commercial (GC) and the zoning changed to General Commercial (C-3).
2. The narrative that was provided with the Design Review package conflicts with the project descriptions that are found in the project narrative that was provided with the Development Review package and the project descriptions on the applications. The Design Review project narrative explains that the project will provide RV storage space and flex space like offices. The applications and the narrative that are part of the Development Review say the project will consist of an RV storage building and an unspecified storage building. Office space is allowed in the C-3 zoning district, but staff is asking that the narratives and applications remain consistent with what is being requested. Review and revised the applications and project narrative to ensure that the project is being described accurately within all submitted material.
3. In regard to the Design Review staff is requesting revisions to the elevations. As this building is being constructed along a major corridor it is expected that the design of the building is above and beyond what would typically be found on non-major corridors.
 - This would include an alternate roof system that departs from the flat roof type that is currently depicted for the building. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles.
 - Some sort of Stonework should be added to the outside building design to further enhance the look of the building. Larger windows are suggested.
 - Up-lighting should be incorporated to the outside of the building to enhance the building in the evening hours.
 - Provide a materials board
4. The dumpster enclosures shall not be located along the South Kings Highway right-of-way and shall be relocated across the site to the east.

5. With the relocation of the dumpster enclosures the parking area along South Kings Highway shall have a landscape island between every 10 spaces.
6. Sidewalks shall be installed along all rights-of-way and a sidewalk connection shall be made from the external sidewalks to the internal one.
7. The site plan mentions compliance with the SLC Land Development Code in multiple places. All site plan elements shall follow the City of Fort Pierce Land Development Code.
8. A tree mitigation plan was not found with the landscape plan, provide this plan to show all trees that will need to be mitigated for based on the site plan. Also calculate the trees that will either be saved, relocated, or planted and come up with the required mitigation calculation if mitigation will be required. Overall, the provided landscape plan appears to be consistent with code.
9. Provide some landscape design elements to the to detention area.
10. Comments we be forthcoming from St. Lucie County Engineering/Public Works and or the Florida Department of Transportation.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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.

Sincerely,



Brandon Creagan, MCRP, LEED Green Associate

Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

JA

**RE : Walsh Kings Highway - 2564 Kings Highway
Site Plan & Development Review
TRC No. 21-07000002**

RECEIVED

MAY 12 2021

CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 12, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 6, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development 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

- Recommend Do Not Recommend

- Site Plan Approval Building Permit 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 attached for advisory comment

Q:\ENGINEERING\Site Development Projects\Walsh Kings Highway\Site Plan\Submittal No. 2 - 050721\SP Approval - 051221.docx

ENGINEERING ADVISORY COMMENTS:

1. Advisory Comment: Crossroads Parkway is a St. Lucie County roadway, verification of whether R/W donation and required roadway improvements be directed by the County.

JRA/TST/tst

TST



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

RECEIVED

MAR 17 2021

CITY OF FORT PIERCE
PLANNING & ZONING

To : Brandon Creagan, Planner

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

JRA

**RE : 2564 Kings Highway Site Plan & Development Review
TRC No. 21-07000002**

DATE : March 12, 2021

This is to advise you that we have completed the review of the following documents as received by this office on March 9, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development 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

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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 attached for comments

ENGINEERING COMMENTS:

1. The boundary survey has a disclaimer stating that the survey is not valid without an original raised seal. The submitted survey does not have this raised seal. Please have the applicant provide the appropriate certified boundary survey.
2. A topographic survey was not included in the submittal package; the applicant shall provide a signed and sealed topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2(a)(7).
3. Relocate the detention areas to the rear of the property in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retention/detention system and comply with the specifications noted in Section 1190(c)(2) and SFWMD size requirements.
4. Crossroads Parkway is a St. Lucie County roadway, verification of whether R/W donation and required roadway improvements be directed by the County.
5. The applicant shall provide continuation of the Crossroads sidewalk to the eastern property line.
6. Revise the utility notes on plan sheet 1 of 2 to indicate Ft. Pierce Utilities Authority as the wastewater provider; no service provider for reclaimed water; site lighting compliance with the City of Fort Pierce; and landscaping client with City of Fort Pierce specifications.

JRA/TST/tst





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

Meeting Date: 3.18.21
Property Address: Development Review & Design Review - Walsh Kings Highway - 2564 South Kings Highway

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 7th 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: _____

3/15/21



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

Florida

Technical Review Committee meeting

March 18, 2021

Case # 21-7000002

Planner: Brandon Creagan

Development and Design Review

Walsh's Kings Highway. 2564 South Kings Hwy., Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee Meeting

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-07000002

Development Review & Design Review - Walsh Kings Highway - 2564 South Kings Highway

Comments

FPUA W/WW Engineering: Approved as noted. Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plan along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information, please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from the north side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide electric load information for the propose structure /new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

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

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

During the Crossroad Pkwy roadway construction, a utility distribution pole was installed within the site as depicted on the survey plan. The pole was installed based on the direction and staking by other parties. We respectfully ask for a utility easement for the existing pole line within the site. This would require the shifting of the eastern entrance further east. Your cooperation would be greatly appreciated. Please see attached markup consultant plans below.



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





Gas service is available to the site (from the south side Crossroads Pkwy) for the propose self-storage and RV storage facility. 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 Ana Johnson.

Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
Office: 772.466.1600 Ext. 3012
Fax: 772.467.3115 Fax
anjohnson@fpu.com

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above.



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SLC Schools

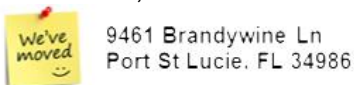
Walsh Kings Highway

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

- We have 12 students in the area on Andrews Road. The addition of traffic without sidewalks put the students at more risk walking or waiting for a bus. The sidewalk should extend to the east property line of the project along Andrews Road.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



office 772.429.7547
cell 772.216.5755



March 18, 2021

PROJECT: Walsh Kings Highway
REF: TRC App. #21-07000002
TO: Brandon Creagan
FROM: Grant Chambers

The following comments are offered based on application package Dated March 4.

1. A Site Development Permit will be required for the driveway connection and any other improvements within the Crossroads Parkway Right-of-Way. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.
2. A review of the traffic report by the County's outside consultant may be required.
3. For discussion regarding these comments, please contact David Hays, P.E. at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal



To: Kori Benton
Senior Planner
St. Lucie County Planning and Development Services

From: Alex R. Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 21, 2021

Re: **Walsh Parcel**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic impact study (dated July 16, 2021) prepared by O'Rourke Engineering & Planning, Inc. related to the above-mentioned project. The proposed project consists of a 121,938-square foot RV Storage/Mini Warehouse east of Kings Highway, north of Crossroads Parkway in St. Lucie County.

The total trip generation potential for the proposed development is 184 daily trips, 12 AM peak hour trips (7 entering/5 exiting) and 21 PM peak hour trips (10 entering/11 exiting). Access to the site is provided via one proposed full access driveway connection on NW Dunn Road.

The analysis demonstrates that the adjacent roadway has sufficient capacity available to support the proposed project trips upon project buildout. Additionally, ingress turn lanes are not warranted at the project driveway on Crossroads Parkway based on projected ingress traffic volumes. We have no further comments for the applicant at this time.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.



To: Kori Benton
Senior Planner
St. Lucie County Planning and Development Services

From: Alex R. Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 8, 2021

Re: **Walsh Parcel**
2nd Review of Traffic Impact Analysis


Kimley-Horn has reviewed the Traffic Impact Analysis (dated June 23, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please confirm approach and departure volumes at the intersection of Okeechobee Road & Crossroads Parkway utilized within Figure 4. Additionally, please confirm through volumes on Peters Road. Please update the traffic analysis accordingly.
2. Please include heavy vehicle percentages within the HCS7 intersection operational analyses for all movements with traffic volumes.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.



To: Kori Benton
Senior Planner
St. Lucie County Planning and Development Services

From: Alexander R. Memering, E.I.T. 
Kimley-Horn and Associates, Inc.

Date: June 7, 2021

Re: **Walsh Parcel**
Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (dated November 12, 2020) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please provide an intersection analysis for the proposed full access driveway on Crossroads Parkway.
2. Please provide a turn lane analysis at the proposed full access driveway to justify the recommendation of no ingress turn lanes.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.