

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: KINGS HIGHWAY COMMERCE CENTER – MAJOR SITE PLAN AMENDMENT (DEVELOPMENT REVIEW) REDUCTION IN SQUARE FOOTAGE

REVIEWER: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

DATE: JUNE 14, 2024

STAFF REPORT

Owner: J A Development Partners, LLC, Shad Properties Group LLC
& Matthew Lyle Wynne II LLC

Applicant/Representative: Jeff H. Iravani, Inc. – Authorized Agent

Requested Action: Major Site Plan (Development Review)

Location: At or near the northeast corner of South Kings Highway and White Road

Parcel IDs: 2313-332-0000-010-0, 2313-333-0001-000-7, 2313-331-0000-000-4

Current Zoning: CP-1, Commercial Parkway Zone

Future Land Use: GC, General Commercial





Surrounding Zoning:

| North | East | South | West |
|--------------|----------|-------|------------|
| RU (SLC)/R-1 | RU (SLC) | CP-1 | PNRD (SLC) |

Site Area:

+/- 26.52 Acres

Utilities:

Located within the FPUA Service Area

Staff Analysis:

Request

Request for review of an application for a Major Site Plan Amendment (Development Review) to construct two (2) flex-space buildings totaling 390,000 square feet of office and warehouse distribution space with associated site improvements.

Project Summary

The proposed reduction in development will include two (2) phases of the two (2) proposed flex-space warehouse buildings. Phase 1 includes a warehouse that consists of 13,000 square feet of office space and 175,000 square feet of warehouse; totaling 188,000 square feet, 130 parking spaces with 6 handicap spaces, 8 bicycle spaces, and 55 loading spaces. Phase 2 includes a warehouse that consists of 9,000 square feet of office space and 193,000 square feet of warehouse; totaling 202,000 square feet, 98 parking spaces with 6 handicap spaces, 8 bicycle spaces, and 39 loading spaces.

On January 17, 2023, the City Commission of the City of Fort Pierce unanimously approved a Site Plan (Development Review and Design Review) to construct two (2) flex-space buildings totaling 442,000 square feet of office and warehouse distribution space with associated site improvements. Following a market study by the Property Owner, a decision was made to reduce the square footage and redesign the original approved site plan for the subject property. The original approved site plan consisted of approximately 34.813 acres of land, consisting of four (4) parcels of land located at or near the southeast corner of South Kings Highway and Graham Road in Fort Pierce, FL. The site plan consisted of two (2) proposed structures (flex-space: office and warehouse spaces). The applicant originally provided a total of 262 parking spaces. The original site plan was phased out with Phase I consisting of Building 1 with 206,000 sf of warehouse space and 15,000 sf office space. Phase II will consist of 206,000 sf of warehouse space and 15,000 sf of office space in addition.

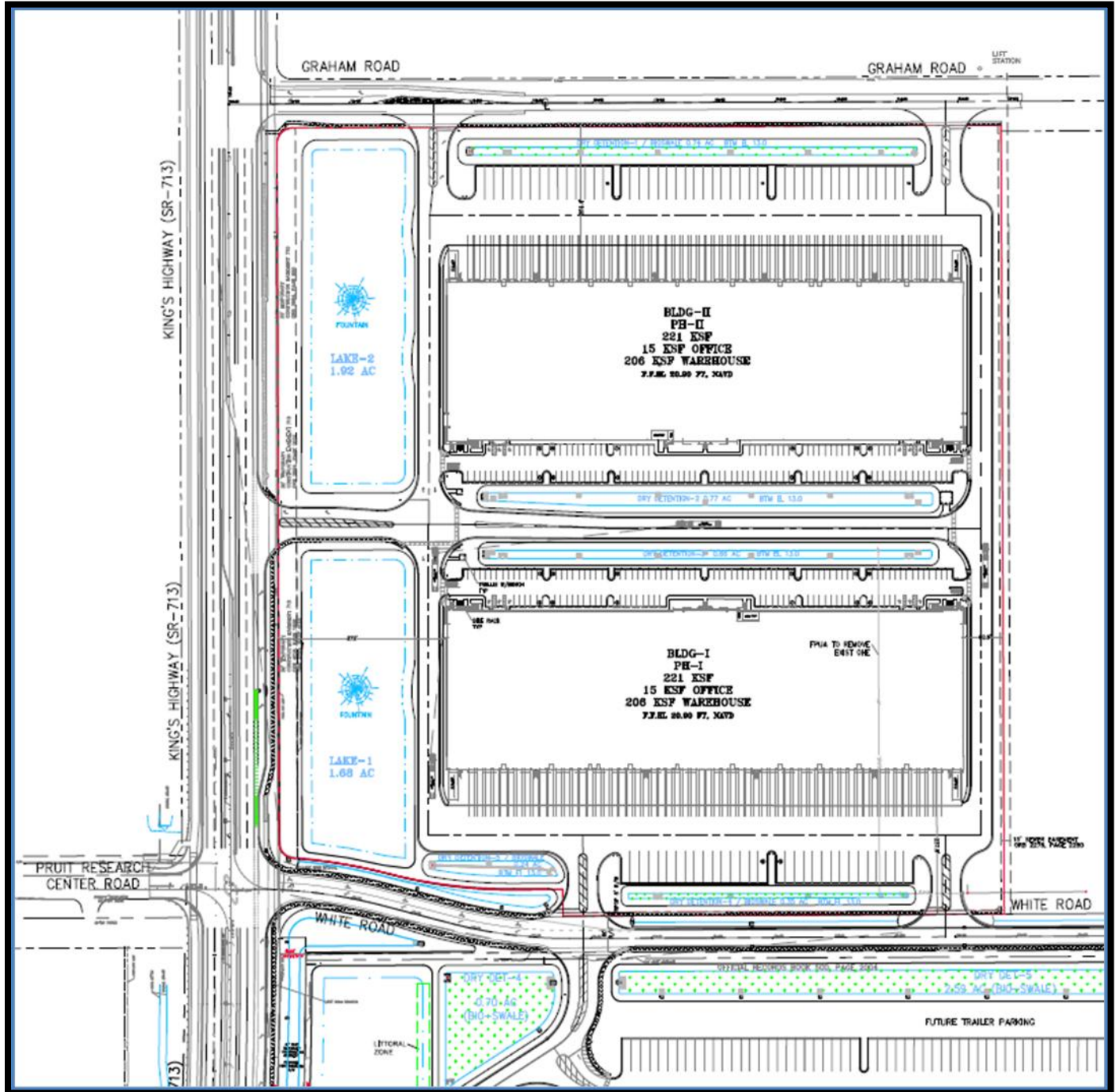
This Major Site Plan application is the result of reconsidering design and siting based on a market study by the property owner. The proposed flex-space warehouses total approximately 390,000 square feet. Per City Code Section 125-313. – Major and Minor Site Plan Application (b); a nonresidential or mixed-use development over 4,000 square feet in area is considered a Major Site Plan. Therefore, this site plan amendment application qualifies as a Major Site Plan Amendment.

The applicant is proposing two (2) Site Plan Amendment Options. Option #1 includes the southernmost building's loading zone facing the north; away from public view. Option # 2 includes the southernmost building's loading zone facing the right-of-way with a six (6) foot concrete wall to block public view. Planning staff and the planning board support and recommend option # 1 because it meets the City Code Section 125-314 – Design Review Guidelines.

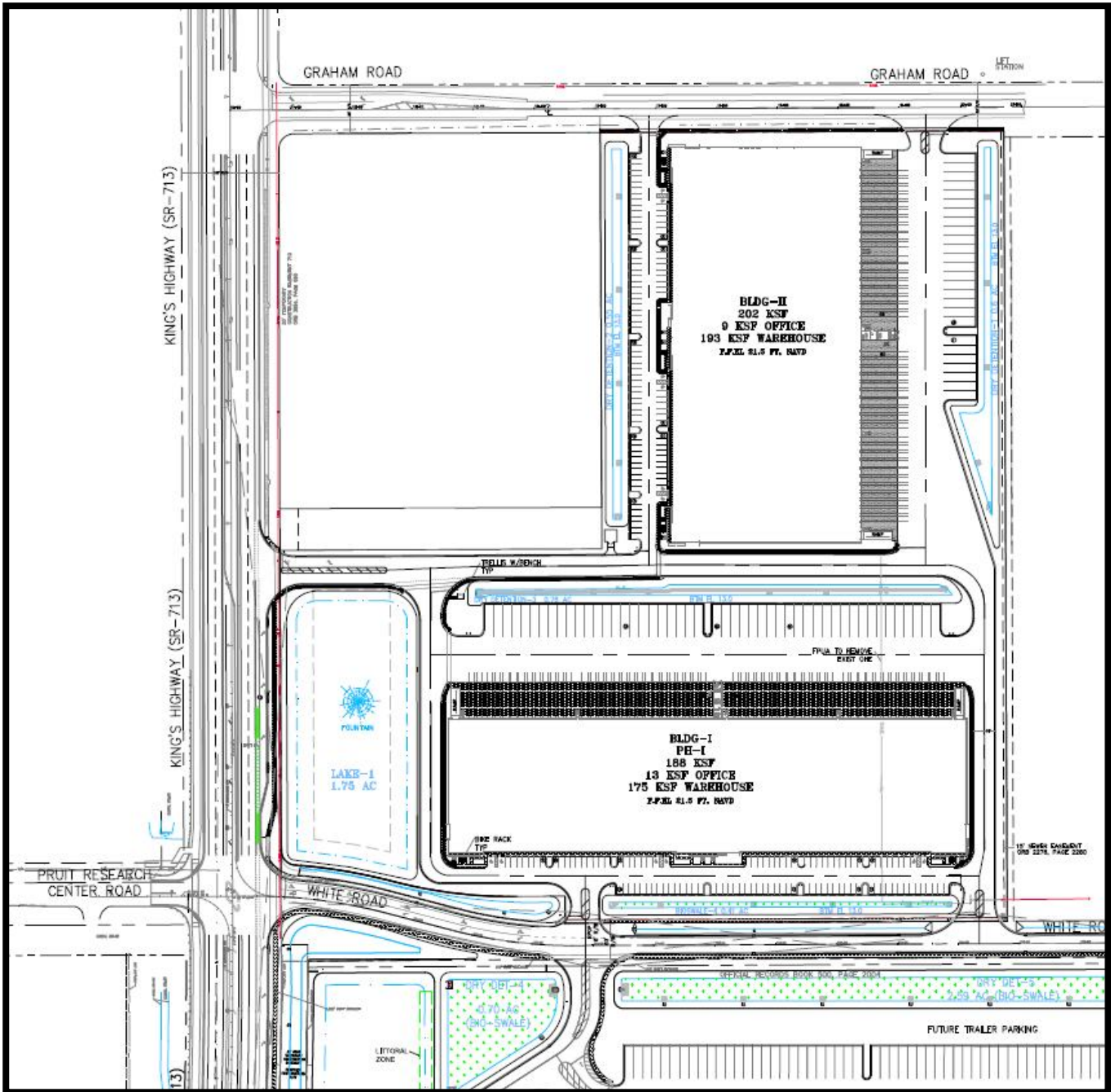
If the Commission so chooses to approve option #2, Planning Staff is recommending the following additional conditions:

- 1. Additional trees, shrubs, and groundcover must be installed between the right-of-way and the concrete wall.**
- 2. Colors of the concrete wall surface shall be chosen to complement the facade articulation and colors of the project to keep within the chosen architectural style and character.**
- 3. Per City Code Section 125-314 (4) Elevations: b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing. The concrete wall must be punctuated with faux windows, doors, or architectural elements.**

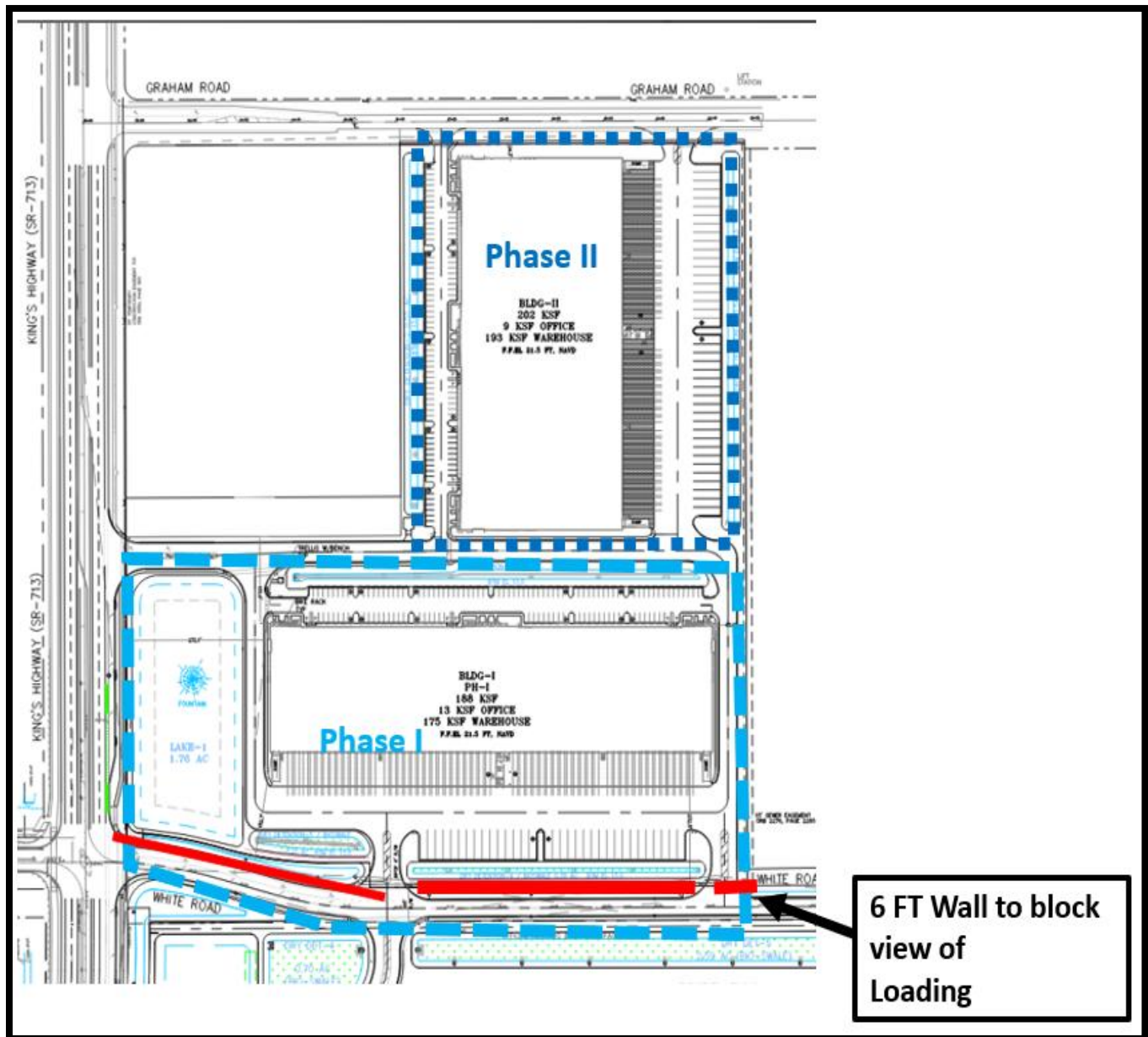
Approved Site Plan (442,000 sf)



Proposed Major Site Plan Amendment (390,000 sf) (Option 1)



Alternative Major Site Plan Amendment (390,000 sf) (Option 2)



Existing Conditions

The site is currently vacant land. The subject parcel has a total of approximately 26.52 acres. The site is surrounded by vacant land to the north, west, east, and south.

Design

Two (2) building types are proposed for the commercial/industrial buildings:

- Phase I: Building Area – 188,000 sf total

Office – 13,000 sf

Warehouse – 175,000 sf

130 parking spaces

6 handicap spaces

8 bicycle spaces

55 loading spaces

- Phase II: Building Area – 202,000 sf total

Office – 9,000 sf

Warehouse – 193,000 sf

98 parking spaces

6 handicap spaces

8 bicycle spaces

39 loading spaces

The design intent for this project is to provide an attractive site design along with aesthetically pleasing, modern, innovative architectural design for the proposed industrial use. While the proposed design is intended to be aesthetically pleasing, it is also intended to provide functionality for its use as an industrial site. This shall be accomplished using site elements, landscape vegetation and architectural features. Site elements for the subject property shall include features such as a lighted fountain within the lake along Kings highway. Architectural features proposed include vertical and horizontal projections, covered pedestrian walkways, architectural features on the wall to break up the wall areas, roof variation at the building corners and covered entries to the building. Concealed light features shall be utilized at entries to provide both light and architectural interest. The building façade will be further enhanced using foundation plantings. These plantings will provide variation in heights, textures, and materials to aid in softening the building, as well as to provide an aesthetically pleasing composition. This will be particularly important at the entrances where ‘human scale’ views will be necessary. Green living walls are utilized to both soften the buildings architecture as well as provide a for the addition of flowering foliage.

Bioswales and littoral planting areas have been provided on the site to improve stormwater filtration, as well as provide a visually appealing element to the design. The Bioswales will also aid in providing habitat diversity in terms of added native plantings for pollinators and wading birds. The overall plant palette provides a combination of both native and non-native plantings which will provide color and texture variations to further enhance the visual appeal of the site. The proposed landscape plan further makes use of the existing native Oak trees and Sabal Palms on site. The use of these elements will provide greater height, screening and environmental sustainability by reusing the existing site vegetation to the greatest extent possible. Additional native plantings, such as Slash Pines, Red Maple and Green Buttonwood trees will further enhance the biodiversity of the site.

Truck circulations are enhanced using wide access, large radii, and wider interior drives. Access is provided from Kings Hwy and both White and Graham Roads. Truck traffic shall be kept separate from employee traffic by separating the parking and loading areas to the front and rear of the buildings.



Stormwater Retention & Landscaping

Stormwater Retention

Please see stormwater drainage plan on the conceptual civil plans provided with this submittal.

Landscaping

All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation. All new landscaping shall be provided with 100% irrigation coverage.

The overall landscape plan is provided on Sheets LA-1 through 7; detailed landscape plans are provided on Sheet LA-7, and the Project plant list is provided on Sheet1 LA-7.

Plant List

Total Trees Proposed:
247

Proposed Native Trees:
200 (81%)

Total Palms Proposed:
209

Proposed Native Palms:
157 (75%)

Total Shrubs Proposed:
13,088

Proposed Native Shrubs:
11,929 (91%)

Comprehensive Plan

The subject property is designated with an GC, General Commercial future land use. The designation is intended 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 percent of the total floor area of the General Commercial future land use designation.

Summary of 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.

Fort Pierce Engineering Department

See Supporting Documents.

Fort Pierce Building Department

See Supporting Documents.

St. Lucie County Planning Department

No comments received.

St. Lucie County PW/Engineering

See Supporting Documents.

Fort Pierce Police Department

See Supporting Documents.

City Clerk Office

No comments received.

Code Enforcement

No comments received.

Fort Pierce Utilities Authority

See Supporting Documents.

St. Lucie County Fire District

See Supporting Documents.

Florida Department of Transportation

See Supporting Documents.

St. Lucie County School Board

No comments received.

St. Lucie Transportation Planning Organization

See Supporting Documents.

St. Lucie County Transit – Area Regional Transit

No comments received.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the City Commission.

Planning Board Recommendation:

The Planning Board unanimously recommended approval of the proposed Major Site Plan Amendment (**Option #1**) with the four (4) Staff recommended conditions, at their June 10th, 2024, meeting.

Staff Recommendation:

The proposed Major Site Plan Amendment (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application Site Plan Amendment (**Option #1**) with the following conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.