



Project Team

Rocla
Rocla Concrete Tie, Inc

Jacquin & Sons Construction
75th Anniversary
jst.com

BOGGS
100 AVENUE A SUITE 22
FORT PIERCE, FLORIDA 34950
ARCHITECTS AND ASSOCIATES, P.A.

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

EDWARDS • DENENAS • BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.



Rocla
Rocla Concrete Tie, Inc


Ft. Pierce

Rocla Concrete Tie, Inc

Rocla

- We will be using compact technology that is designed for use in urban environments.
- Internal manufacturing processes.
- We will be a 'State of the Art' Facility.

WHAT THIS PROJECT ENTAILS:



Rocla – Ft. Pierce

Rocla Concrete Tie, Inc

Rocla

- Largest Concrete Tie Manufacturer in North America.
- Formed in 1987 in Denver, Colorado.
- National/International Supplier of Concrete Railroad Ties.
- Four (4) existing production locations in North America.
- Ft. Pierce location will provide an opportunity to supply the Southeastern United States.

WHO ARE WE:

Rocla – Ft. Pierce

ECONOMIC IMPACTS

Rocla – Ft. Pierce



- This site is the only suitable property in St. Lucie County, which meets the minimum requirements for our manufacturing facility:
 - Only property available by lease from Florida East Coast Railway.
 - Is adjacent to FEC's rail line.¹
 - Is sufficiently large enough to accommodate the facility. (R)
 - Is in close proximity to the Port for possible future exportation of concrete railroad ties.
- ¹ Concrete Railroad ties are most effectively manufactured and transported where they are used -- along railroad lines.

WHY THIS PARTICULAR SITE?

Rocla – Ft. Pierce



Rocla Concrete Tie, Inc

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- \$ 10,000,000 construction value.
- 57 construction jobs (six months).
- 42 permanent/ skilled labor jobs.

THE PROJECT WILL PROVIDE:



Rocla – Ft. Pierce



®

Rocla Concrete Tie, Inc

Rocla

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THE PROJECT WILL PROVIDE:



Rocla – Ft. Pierce

®

Rocla Concrete Tie, Inc

Rocla

Avg. Annual Wage (w/Ben.) --- \$44,000

THE PROJECT WILL PROVIDE:




Rocla – Ft. Pierce

Rocla Concrete Tie, Inc

Rocla

- **\$ 250,000** estimated annual taxes.
- **\$ 10,000,000** construction value.
- **57** construction jobs (six months).
- **42** permanent/ skilled labor jobs.

THE PROJECT WILL PROVIDE:



Rocla – Ft. Pierce

Rocla Concrete Tie, Inc

Rocla



5-Year Direct Economic Value --- \$20,000,000

Annual Wages (gross) --- \$1,800,000

Avg. Annual Wage (w/Ben.) --- \$44,000

THE PROJECT WILL PROVIDE:

Rocla – Ft. Pierce

Rocla Concrete Tie, Inc



Rocla

Annual Wages (gross) --- \$1,800,000



Avg. Annual Wage (w/Ben.) --- \$44,000

THE PROJECT WILL PROVIDE:

Rocla – Ft. Pierce






WHAT ARE WE SEEKING FROM THE CITY?

Rocla – Ft. Pierce

**Land Use/
Zoning**

Rocla – Ft. Pierce

Consistency with
Ft. Pierce Comprehensive Plan



Rocla – Ft. Pierce



Change in zoning to Planned Development (PD), with associated Site Plan approval, for the development of a concrete, railroad tie, manufacturing facility, that is to be located on land that is owned by the Florida East Coast Railroad at the FEC's Ft. Pierce Yard.

WHAT ARE WE SEEKING FROM THE CITY?

Rocla – Ft. Pierce



1.1.9 Policy:

Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or *industrial traffic* shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

Vehicular access to the proposed facility will be from an existing driveway on South 3rd Street.

Access to South 3rd Street will be the current truck route along Georgia Avenue, into the existing intermodal transfer facility in the FEC's Ft. Pierce yards.

This existing turnout onto South 3rd Street will adequately provide access for large vehicles entering and exiting the site.

Rocla – Ft. Pierce



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The proposed buildings will occupy the southwest section of the property with storage of the completed rail crosstie product to take place along the FEC rail tracks as they await shipment.

Closest residential use – over 1,000 feet from the manufacturing facility

We are not in close proximity to other 'incompatible' uses such as residential.

Rocla – Ft. Pierce



Consistency with Fort Pierce Comprehensive Plan



Rocla – Ft. Pierce



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All manufacturing and raw materials transfer will be within an enclosed working environment – there is no dust.

Rocla Concrete Tie, Inc., will employ noise reduction measures to ensure that our planned facility will not be a nuisance to the City of Fort Pierce, nor exceed the City Code limits.



Rocla – Ft. Pierce



Rocla – Ft. Pierce



Consistency with Ft. Pierce Comprehensive Plan

Consistency with Ft. Pierce Zoning Codes

Rocla – Ft. Pierce

Consistency with Ft. Pierce Comprehensive Plan

Ft. Pierce Zoning Code – Section 22-40 Ft. Pierce Code of Ordinances (2015)

- Sec. 22-40. – Planned Development District (PD).
 - (a) Purpose. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD district is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare....

Zoning: PD - Planned Development

Rocla – Ft. Pierce



- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
 - Satisfy land and water use needs; and
 - Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

BASIC REZONING STANDARDS

(Section 22-131 (Ft. Pierce Code Of Ordinances))

Rocla – Ft. Pierce





- **Sec. 22-40. – Planned Development District (PD).**
Zoning: PD - Planned Development
Rocla – Ft. Pierce
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Rocla – Ft. Pierce

Consistency with Ft. Pierce Comprehensive Plan

Consistency with Ft. Pierce Zoning Codes

Surrounding Land Uses



Noise Mitigation

Dust Control

Aesthetics/Landscape

Traffic

Rocla – Ft. Pierce

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Surrounding Land Use

Rocla – Ft. Pierce



Surrounding Land Use

Rocla – Ft. Pierce





Surrounding Land Use

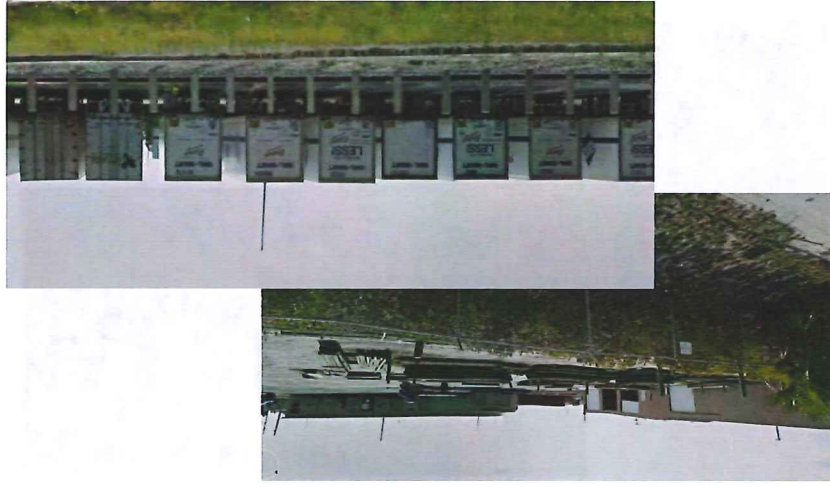
Rocla – Ft. Pierce



Surrounding Land Use

Rocla – Ft. Pierce





Surrounding Land Use

Rocla – Ft. Pierce



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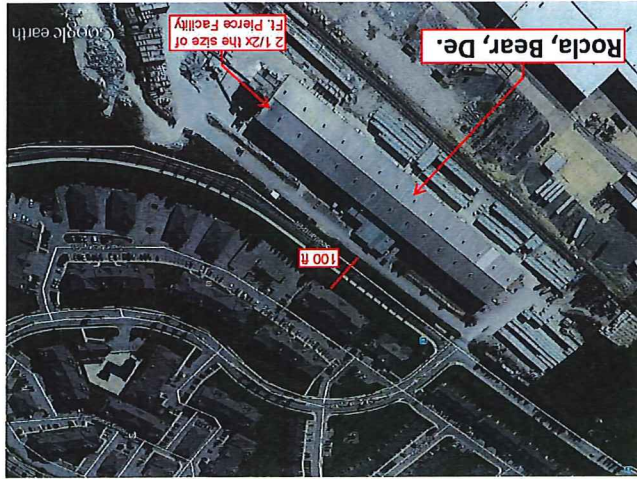
Rocla – Ft. Pierce





Surrounding Land Use – Bear (Wilmington), Delaware

Rocla – Ft. Pierce



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Rocla – Ft. Pierce



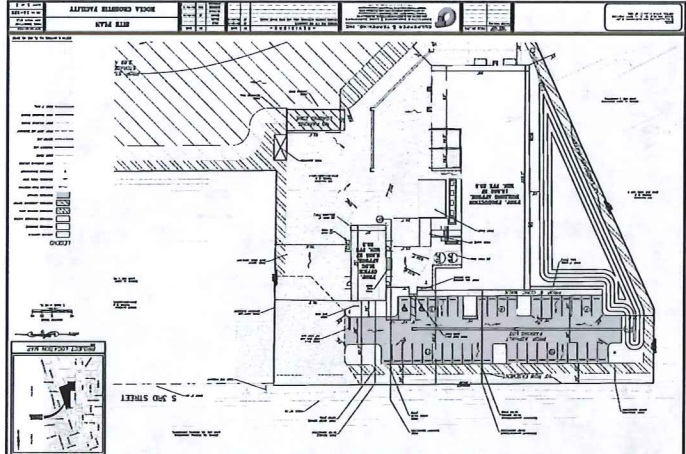
Noise:

- Will comply with City Noise Codes.
- Fully Enclosed Operation.
- All Manufacturing done inside Building.
- Sound Mitigating Features.



Rocla – Ft. Pierce

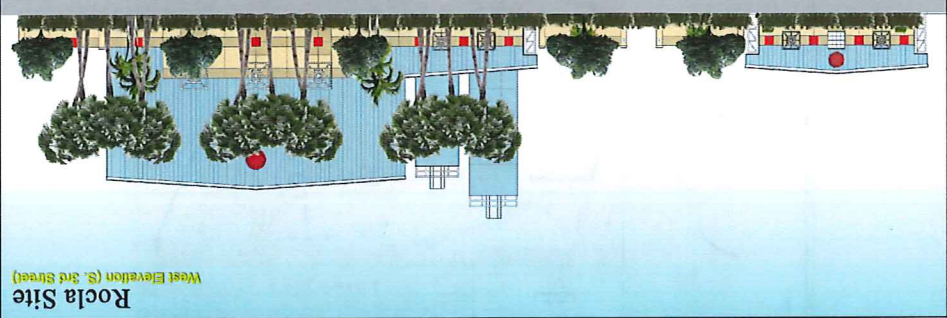
Site Plan:



Rocla – Ft. Pierce






Aesthetics:



Rocla Site
West Elevation (S. 3rd Street)



Rocla – Ft. Pierce

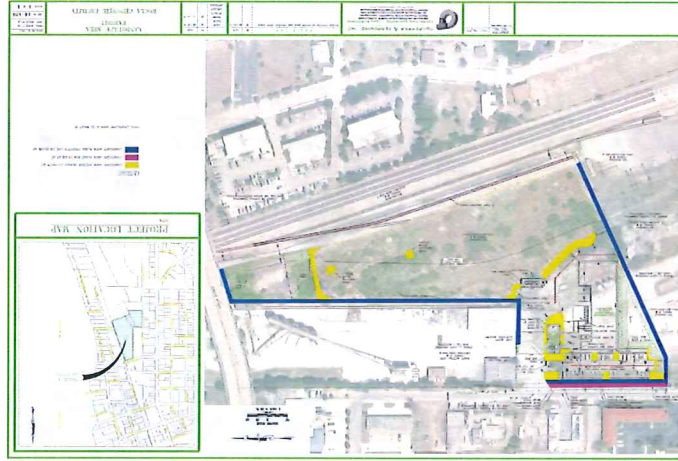



Dust/Odor:

- Comprehensive Dust Mitigation Plan
- Closed System - No Leaking - 99.99% Efficient
- Limited Sand & Aggregate Materials Storage/
Covered Storage Bins
- Finished Product Area – Clean Wash Rock
- Air Quality Permit from FDEP (issued)

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Aesthetics:

Rocla – Ft. Pierce



Aesthetics:

Rocla – Ft. Pierce





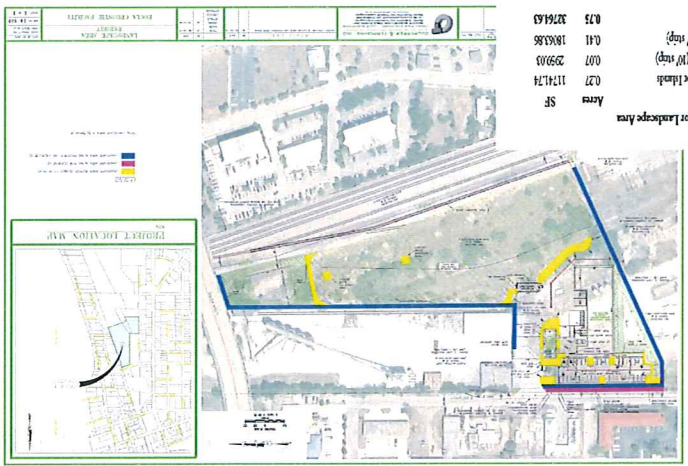
Citrus Avenue Bridge (Looking South)

Aesthetics:

Rocla – Ft. Pierce









Area	SF
Interior Landscape Area	1174.74
Package Lot Interior Islands	0.27
Area Along ROW (W side)	259.03
Area Along PL (W side)	1853.85
Total	2074.43

Aesthetics:

Rocla – Ft. Pierce







Traffic:

- 124 Total Trips Per Day.
- 14 Material Delivery Per Day.



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- All trips are – Off Peak Hour Impact.
- No LOS related issues.



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Rocla – Ft. Pierce






Project is eligible for up to \$300,000 in EDTF funding that can be used for improvements to this intersection – correction of existing deficiency

- Off-Site ---- Georgia and South US #1.
- No LOS related issues.
- All trips are – Off Peak Hour Impact
- 14 Material Delivery Per Day
- 124 Total Trips Per Day

Traffic:



Rocla – Ft. Pierce



- Off-Site ---- Georgia and South US #1.
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Traffic:

Rocla – Ft. Pierce

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Consistency with
Ft. Pierce Comprehensive Plan

Consistency with
Ft. Pierce Zoning Codes

Surrounding Land Uses



Noise Mitigation

Dust Control

Aesthetics/Landscape

Traffic

Rocla – Ft. Pierce

BASIC REZONING STANDARDS
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Rocla – Ft. Pierce

Consistency with
Ft. Pierce Comprehensive Plan

Consistency with
Ft. Pierce Zoning Codes

<input checked="" type="checkbox"/>	Surrounding Land Uses
<input checked="" type="checkbox"/>	Noise Mitigation
<input checked="" type="checkbox"/>	Dust Control
<input checked="" type="checkbox"/>	Aesthetics/Landscape
<input checked="" type="checkbox"/>	Traffic

Rocla – Ft. Pierce

Consistency with
Ft. Pierce Comprehensive Plan



Consistency with
Ft. Pierce Zoning Codes

<input type="checkbox"/>	Surrounding Land Uses
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<input type="checkbox"/>	Aesthetics/Landscape
<input type="checkbox"/>	Traffic



THE PROJECT WILL PROVIDE:

- 42 permanent/ skilled labor jobs.
- 57 construction jobs (six months).
- \$ 10,000,000 construction value.
- \$ 250,000 estimated annual taxes.

Rocla – Ft. Pierce

Rocla – Ft. Pierce

- Consistency with Ft. Pierce Comprehensive Plan
- Consistency with Ft. Pierce Zoning Codes
- Economic/Employment Opportunity

- \$300,000 -- Economic Development Transportation Fund opportunity for improving intersection of Georgia and US #1.

WILL PROVIDE OPPORTUNITY FOR:

Rocla – Ft. Pierce



Rocla Concrete Tie, Inc

5-Year Direct Economic Value --- \$20,000,000



Annual Wages (gross) --- \$1,800,000

Avg. Annual Wage (w/Ben.) --- \$44,000

THE PROJECT WILL PROVIDE:

Rocla – Ft. Pierce





A diagram consisting of three green arrows pointing upwards and to the right, each originating from a red horizontal line. The arrows point to three blue-outlined boxes containing the following text from top to bottom: "Consistency with Ft. Pierce Comprehensive Plan", "Consistency with Ft. Pierce Zoning Codes", and "Economic/Employment Opportunity".

Below the red line, there are two logos: on the left, the Rocla logo (stylized wave and "Rocla" text), and on the right, the official seal of the City of Ft. Pierce, Florida. To the right of the logos, the text "Rocla - Ft. Pierce" is written in a black, sans-serif font.

