

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 7F  
DATE 10/24/11

AGENDA ITEM REQUEST

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MEETING:                    REGULAR   X                      SPECIAL       

DATE:                        October 24, 2011

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ORDINANCE        RESOLUTION        MOTION   X   PUBLIC HEARING       

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ITEM:                    P11-105 TAMLITE AT ST. LUCIE WEST (J.M. LUMBER)  
                              SITE PLAN AMENDMENT APPLICATION

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**RECOMMENDED ACTION:** The Planning and Zoning Board reviewed the request on October 4, 2011 and unanimously recommended approval with the following condition:

1. If P11-117 City of Port St. Lucie Chapter 153.03 (C) 153.03(C) Industrial Areas of the Landscape Code of the City of Port St. Lucie Land Development Regulations Zoning Text Amendment is approved by the City Council, then the three landscape islands on the north side of the building, the one landscape island on the west concrete pavement, and the three landscape islands on the south perimeter concrete pavement will not be required, and the required seven trees will be located in the northern section of the property.

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**EXHIBITS:**

- A. Staff Report
- B. Support Materials

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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The existing project consists of a 52,800 square foot one story building used for wholesale trade and warehousing with 11,297 square feet of offices. The proposed amendment is to renovate the interior of the building to include a 19,580 square foot two story interior space to accommodate offices, manufacturing, and wholesale trade. The remainder of the building will remain warehouse space. In addition, there is also an approximately 3,700 square foot loading dock, and an elevator room addition proposed.

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**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING    DATE: October 14, 2011**



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL – MEETING OF OCTOBER 24, 2011

**FROM:** KATHERINE H. HUNTRESS, PLANNER *KHH*

**RE:** SITE PLAN AMENDMENT APPLICATION  
PROJECT NO. P11-105  
TAMLITE AT ST. LUCIE WEST (J.M. LUMBER)

**DATE:** OCTOBER 14, 2011

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**APPLICANT:** Frank McShane is the applicant. The authorization is attached.

**OWNER:** Yorkridge Properties, Inc. James Henderson, President.

**LOCATION:** The property is located at 460 Enterprise Drive, on the west side of Enterprise Drive, north of St. Lucie West Boulevard, south of NW Concourse Place, and east of I95.

**LEGAL DESCRIPTION:** The property is legally described as Lot I-16, Block 2, St. Lucie West Plat No. 1.

**SIZE:** 5 acres, 217,800 square feet.

**EXISTING ZONING:** WI (Warehouse Industrial)

**EXISTING USE:** Vacant warehouse office building.

**SURROUNDING USES:** North = WI/SEU (Warehouse Industrial/Special Exception Use) zoning, existing warehouse/offices. South and east = WI (Warehouse Industrial) zoning, existing warehouse/offices. West = Interstate 95.

**FUTURE LAND USE:** LI/OSR/I (Light Industrial, Open Space Recreational, Institutional).

**PROPOSED PROJECT:** The existing project consists of a 52,800 square foot one story building used for wholesale trade and warehousing with 11,297 square feet of offices. The proposed amendment is to renovate the interior of the building to include a 19,580 square foot two story interior space to accommodate offices, manufacturing, and wholesale trade. The remainder of the building will remain warehouse space. In addition, there is also an approximately 3,700 square foot loading dock, and an elevator room addition proposed.

The site plan as submitted includes the required landscape islands. However, due to safety concerns about the ability of large freight trucks to maneuver freely without obstructions, the applicant would prefer to eliminate the requirement for landscape islands in the loading areas. To address this concern the City is initiating a zoning text amendment. P11-117 City of Port St. Lucie Chapter 153.03 (C) Zoning Text Amendment, which is scheduled concurrently with this project, proposes to amend Chapter 153.03(C) Industrial Areas of the Landscape Code of the City of Port St. Lucie Land Development Regulations to address landscape island requirements for industrial areas. The purpose of this amendment is to provide a mitigation option for the requirement for landscape islands on industrial site plans to allow trucks to maneuver freely without obstructions, provided that the required landscaping is located elsewhere on the site (see attached letters of support from various local businesses). If this proposed amendment is approved by the City Council, the site plan will not be required to show the landscape islands in the loading areas. These would specifically be the three on the north side of the building, one on the west concrete pavement, and three on the south perimeter. The seven trees required will be located in the northern section of the property.

**Note:** The applicant has provided letters from several freight companies that do business with Tamlite (see attached).

**IMPACTS AND FINDINGS** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** The St. Lucie West Services District is the service provider.

**Transportation:** The existing 52,800 square foot one story warehouse office building (Wholesale Market 860 - ITE 8<sup>th</sup> Edition) generates approximately 46 daily vehicle trips. The proposed use of the existing building and proposed additions totaling 65,882 square feet (Manufacturing 140 – ITE 8<sup>th</sup> Edition) will generate approximately 49 daily vehicle trips. This increase of 3 daily vehicle trips will not adversely affect the transportation level of service for the adjacent roads.

**Parks/Open Space:** This is not applicable.

**Stormwater:** The site plan is in compliance with the adopted level of service standard.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster (12' x 24') enclosure allowing for both general and recyclable refuse.

**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes.

**Environmental:** The site has previously been cleared and developed.

**Architectural Design Standards:** This is not applicable.

**Art in Public Places:** The proposed project was reviewed by the Art in Public Places Approval Board on October 11, 2011. The applicant submitted a monetary donation to PAAB and the Board approved it.

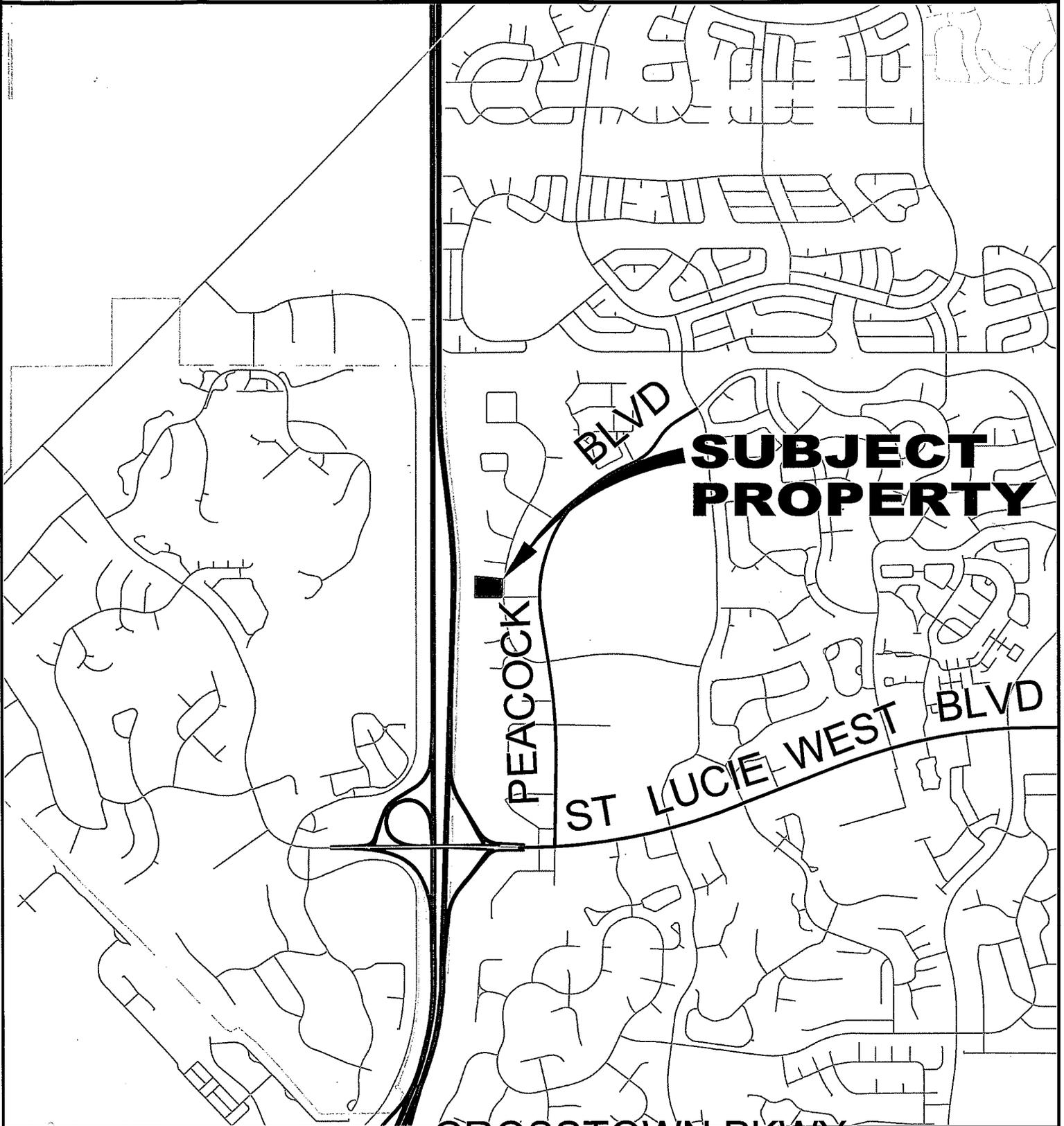
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**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their meeting on August 24, 2011, and unanimously recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Planning and Zoning Board reviewed the request on October 4, 2011 and unanimously recommended approval with the following condition:

1. If P11-117 City of Port St. Lucie Chapter 153.03 (C) 153.03(C) Industrial Areas of the Landscape Code of the City of Port St. Lucie Land Development Regulations Zoning Text Amendment is approved by the City Council, then the three landscape islands on the north side of the building, the one landscape island on the west concrete pavement, and the three landscape islands on the south perimeter concrete pavement will not be required, and the required seven trees will be located in the northern section of the property.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
LOT 1-16 BLOCK 2  
ST LUCIE WEST PLAT 1

DATE: 8/10/2011

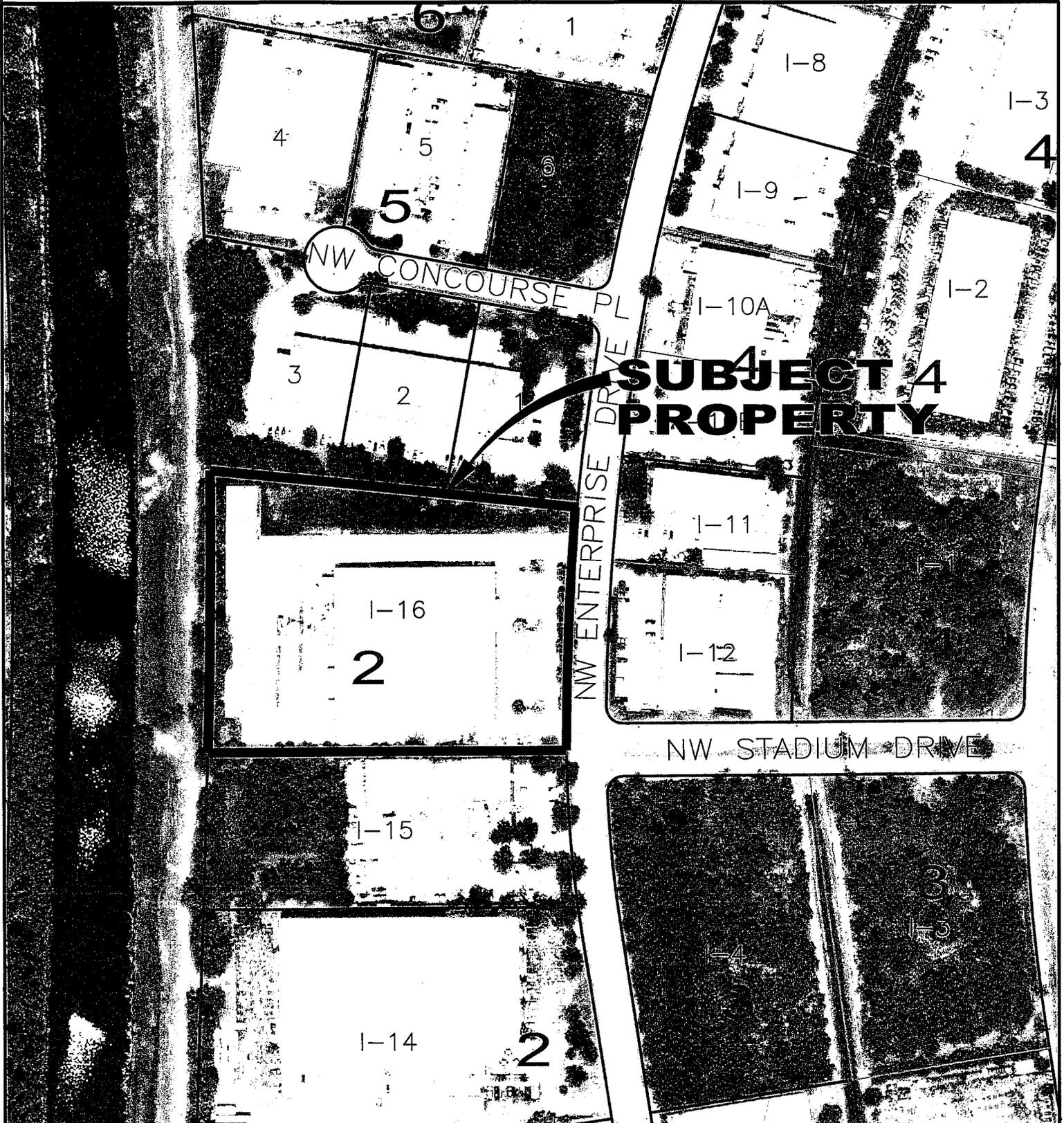
APPLICATION NUMBER:  
P11-105

CADD FILE NAME:  
P11-105L

SCALE: 1" = .5 MI



# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
LOT 1-16 BLOCK 2  
ST LUCIE WEST PLAT 1  
AERIAL JAN 2009

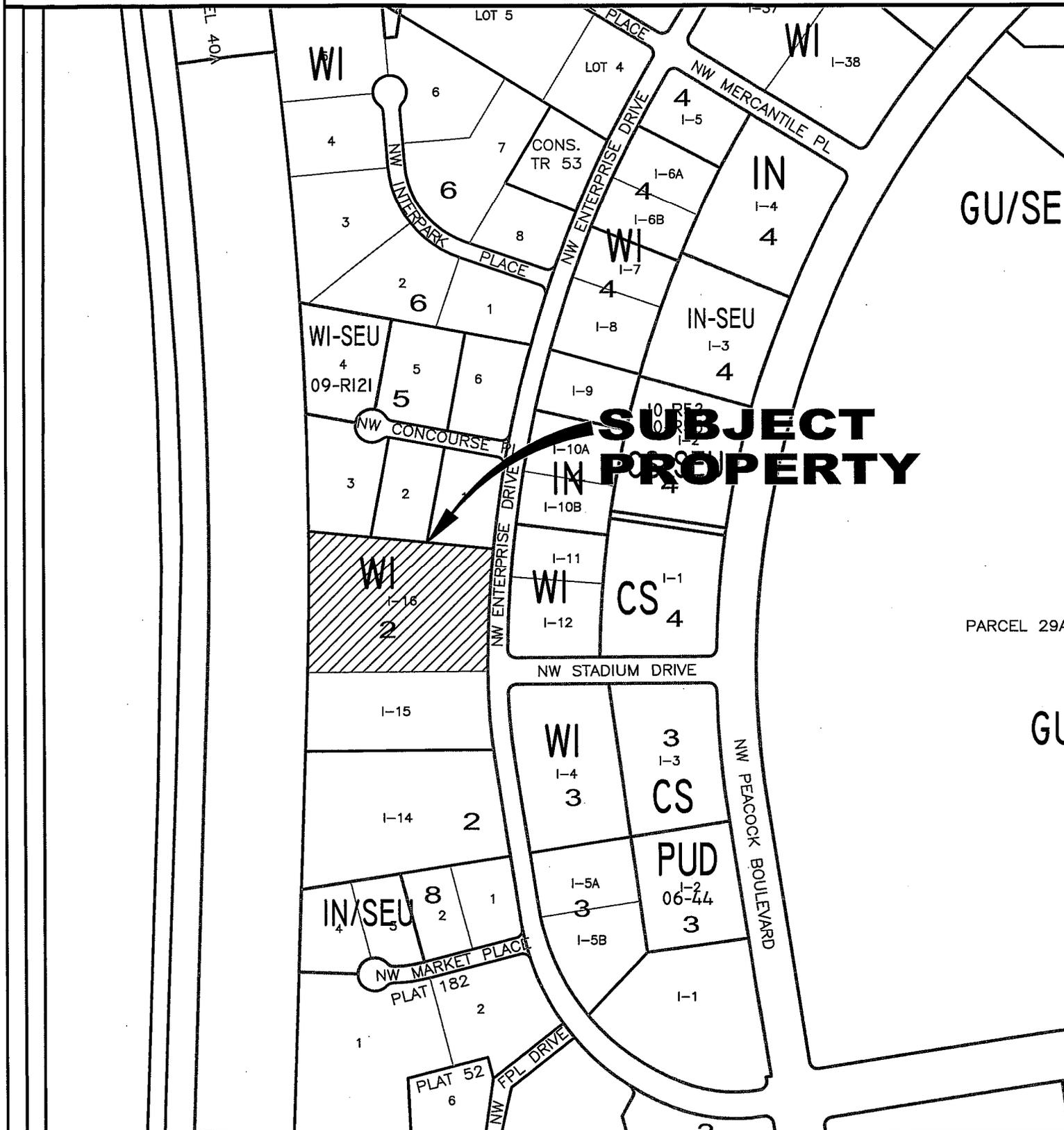
DATE: 8/10/2011

APPLICATION NUMBER:  
P11-105

CADD FILE NAME:  
P11-105A

SCALE: 1"=200'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW  
LOT 1-16 BLOCK 2  
ST LUCIE WEST PLAT 1

DATE: 8/10/2011

APPLICATION NUMBER:  
P11-105

CADD FILE NAME:  
P11-105M

SCALE: 1" = 400'

In-House Manufacturing & Distribution



City Electric supply, Co. DBA

Tamlite Lighting

460 NW Enterprise Drive

Port St Lucie, FL

34986

3rd August 2011

RECEIVED

AUG - 1 2011

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

To Whom it May Concern

As the tenant of the property known as J M Lumber at 460 NW Enterprise, now under new ownership as of November 2010. The new owners being Yorkridge Properties, inc. of Orlando. We as in City Electric Supply, Co. DBA Tamlite Lighting are the new tenants of the property.

The building and land is being used as per the original owners, for warehouse distribution and office space and will employ approximately 20 people. Therefore usage and zoning of the building will not be changing in any format. However the layout of the building does not suit all of our needs hence the reason for the tenant build out and improvement.

A more suitable loading dock is required so that material and goods can be shipped from the warehouse to over 400 different customers over the USA. We use up to four different shipping agents on any given day ... So trailers are parked at the building for a period of time to be loaded. The new loading dock is to assist in this process and ensure that time is managed correctly for all parties concerned, in a safe environment that is efficient and cost effective. This build out is approximate some 4500 sq feet at the back of the building that will have no affect on landscape or the appearance of the building. I can provide supporting documents to state how our business plays a big part in the local Port St Lucie business as it does with national freight companies.



## In-House Manufacturing & Distribution



The office space is being changed to provide some additional storage and new office space. This is to be on two levels so that space in the building is maximized. In doing this we are adding approximately 5000 square feet of space on two levels, taking the original office space from 14,000 sq/ft to 19000 sq ft all inside the building. It also means we gain 4000sq/ft extra space back to the warehouse for storage.

As we have added a second floor we are also required to provide an elevator for access. This requires some 100 sq/ft of new space. We could not fit this addition inside the building and meet codes due to clearance heights and other requirements. So this has been added to the front of the building. In doing this we have added a feature that enhances the appearance of the building and contours, away from the steel front seen today. On the second level some additional windows are to be added for both the appearance and for the office space living. (Nobody wants to work in a room without day light).

As a business Tamlite Lighting has been part of the community of Port St Lucie West, since 1996. We are a small business that is trying to grow in very difficult times. I believe this investment in this building shows our intent to be around for a long time to come and to play a part in the future of Port St Lucie. As a business we support and spend money with many other local businesses in town and the local area.

The addition to be outside of the building is 9.06% of the total building in its present format. In fact this is a very small change to the foot print of the building. The intended build out will help improve the appearance of the building. We hope you find the details above meet with your approval. We look forward to being able to move our business forward and to continue our growth in these difficult times.

For more information on Tamlite Lighting you can check us out on our web page at [www.tamliteusa.com](http://www.tamliteusa.com).



In-House Manufacturing & Distribution



Should you require any further information you can contact me at 772 370 4144 or at [fmcshane@tamliteusa.com](mailto:fmcshane@tamliteusa.com). I hope that we have covered all the points necessary for us to move forward with this important project.

Yours sincerely

A handwritten signature in cursive script that reads 'Frank McShane'.

Frank McShane

Tamlite Lighting

Port St Lucie, Fl.



APPLICATION FOR SITE PLAN REV. W

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772) 871-5212 FAX: (772) 871-5124

RECEIVED  
SEP 02 2011

P&Z File No. \_\_\_\_\_

Fees (Nonrefundable) \$ \_\_\_\_\_ Arch.: \$ \_\_\_\_\_

Receipt #'s: \_\_\_\_\_

PRIMARY CONTACT EMAIL ADDRESS: FRANK MCSHANE fmcsbane@tamliteusa.com

PROJECT NAME: TAMLITE LIGHTING

LEGAL DESCRIPTION: LOT 1-16, BLOCK 2, PARCEL 28 ST. LUCIE WEST PLATINUM BOX 1 PRIMA VISTA BLDG. RECORDED IN PLAT 26, Page 8, PUBLIC RECORDS

LOCATION OF PROJECT SITE: 460 NW ENTERPRISE DRIVE PSL (FILE P88-006 1998 PLANNING & ZONING)

PROPERTY TAX I.D. NUMBER: 3323-500-0021-000-9 *7/11/11*

STATEMENT DESCRIBING IN DETAIL WAREHOUSE AND DISTRIBUTION OF ELECTRICAL GOODS

THE CHARACTER AND INTENDED USE TENANT: - AMENDMENT & BUILDING OUT NEW LOADING DOCK, NEW OFFICE SPACE ON TWO LEVELS INCLUDE RETAIL & TRAINING AREAS  
OF THE DEVELOPMENT:

GROSS SQ. FT. OF STRUCTURE (S): 66975 SQ/FT

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 0

UTILITIES & SUPPLIER: ELECTRICAL = FPL WATER = PSL WARD

GROSS ACREAGE & SQ. FT. OF SITE: 5 ACRES \*\*ESTIMATED NO. EMPLOYEES: 20

FUTURE LAND USE DESIGNATION: NO CHANGE (LI/OSR/I) ZONING DISTRICT: WI

OWNER(S) OF PROPERTY: JAMES HENDERSON :- PRESIDENT  
Name, Address, Telephone & Fax No.: YORKRIDGE PROPERTIES INC.  
6827 NORTH ORANGE BLOSSOM TRAIL SUITE 100 BOX  
609521 ORLANDO FL USA TEL # 407 367 3209

APPLICANT OR AGENT OF OWNER: FRANK MCSHANE :- SENIOR GROUP MANAGER  
Name, Address, Telephone & Fax No.: TAMLITE LIGHTING 460 NW ENTERPRISE DRIVE  
PORT ST LUCIE 34986 TO 772 879 1895  
TL 772 370 4144

PROJECT ARCHITECT/ENGINEER: MR PAUL WEH  
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) 1984 SW BILTMORE ST SUITE #114  
PORT ST LUCIE FL 34984  
T. 772 785 9888 F: 772 785 9933

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.  
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.  
\*When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.  
NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Frank McShane  
OWNER'S SIGNATURE

FRANK MCSHANE  
HAND PRINT NAME

SENIOR GROUP MANAGER  
TITLE

AUG 13 / 2011  
DATE

APR 13 2011

JOSEPH SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3541521 12/09/2010 at 12:46 PM  
OR BOOK 3252 PAGE 1641 - 1641 Doc. Type: DEED  
RECORDING: \$10.00  
DCC STAMP COLLECTION: \$9450.00

# Corporate Warranty Deed

**This Indenture**, made , November 30, 2010 A.D. **Between 460 Enterprise Corporation, a Florida corporation**, whose post office address is: 460 N.W. Enterprise Drive, Port Saint Lucie, Florida 34986 a corporation existing under the laws of the State of Florida, Grantor and **Yorkridge Properties, Inc., a Florida corporation** whose post office address is: 6827 N. Orange Blossom Trail, Suite 6, Orlando, FL 32810, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

Lot I-16, Block 2, Parcel 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., according to the map or plat thereof as recorded in Plat Book 26, Page(s) 8, Public Records of St. Lucie County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 3323-500-0021-000/9

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

460 Enterprise Corporation

Signed and Sealed in Our Presence:

By:

Jack Monroe, Jr. U.P.  
Jack Monroe, Jr.  
Its: Vice President

Witness Print Name:

Ryan Grazi

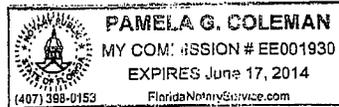
Witness Print Name:

Jane Cooper

(Corporate Seal)

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 30th day of November, 2010, by Jack Monroe, Jr., as Vice President of 460 Enterprise Corporation, a Florida corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.



Pamela G. Coleman

(Seal)

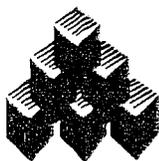
Notary Public

Notary Printed Name: Pamela G. Coleman

My Commission Expires: June 17, 2014

Prepared by:  
Ryan Grazi, an employee of  
Grazi & Gianino, LLP,  
217 E. Ocean Blvd.  
Stuart, Florida 34994

File Number: GG-20-10



6827 N. Orange Blossom Trail, Suite 5  
Post Office Box 609521  
Orlando, FL 32860-9521  
Phone (407) 367-3209  
Fax (407) 367-3215

# Yorkridge Properties, Inc.



City of Port St Lucie  
Planning and Zoning Department  
121 SW Port St Lucie Blvd.  
Building A  
Port St Lucie, FL 34984

RE: Owner's Authorization for Tenant Improvements

To whom it may concern:

Yorkridge Properties, Inc. , being the owner of the property at 460 NW Enterprise Drive in Port St Lucie, FL, hereby asserts that City Electric Supply dba Tamlite Lighting will be operating out of the building as a long term tenant and are authorized to make improvements to the property.

Those individuals granted with the authority to act on behalf of Yorkridge Properties, Inc. are listed below:

Frank McShane

Mike McClure

Kelley Clayton

Please call 407-367-3209 with any questions.

James Henderson, President

State of Florida  
County of Orange

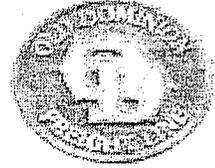
Subscribed and sworn to ( or affirmed ) before me on this 1<sup>st</sup> day of August, 2011 by James Henderson, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Signature of Notary )



JAMES B. FRY  
MY COMMISSION # DD 783372  
EXPIRES: June 2, 2012  
Bonded Thru Budget Notary Services

[ Place Notary Stamp Here ]



*Helping the world  
keep promises.*

September 1, 2011

John Whitman  
Old Dominion Freight Line, Inc.  
1102 Australian Ave  
Riviera Beach, FL 33404

Ref: Site Plan for Tamlite P11-105

To whom it may concern,

It is our understanding that Tamlite is being required to modify their current site plan to add landscaped islands to their facility. We respectfully ask that this position be reviewed and the opinions of Tamlite's transportation partners be taken under consideration.

Tamlite is a major account for Old Dominion Freight Line, Inc. and the additions as explained to us could result in safety concerns that could and should be avoided. While we understand the expertise given by your respective departments we would appreciate consideration be given to those partners that service not only Tamlite but the entire Port St Lucie community.

We appreciate your willingness to listen to our concerns and look forward to a plan that would be benefit all involved parties.

Respectfully,

John Whitman  
Manager, Sales & Service

**Estes Express**  
**Service Is What Our People Deliver**

Port Saint Lucie City Council

To whom it may concern,

By adding landscape islands we would inhibit a drivers ability to safely operate and drop trailers. For example, our drivers have to maneuver 53-foot trailers and at times, double trailers. If you add landscape islands not only will it affect the safety of our drivers, but the safety of other works and other drivers. Our drivers would have to pay extra attention to the landscape islands, along with maneuvering their truck to the best of their ability. Every truck driver already has to keep an eye out for other workers and drivers, but for drivers to keep an eye out for workers, other drivers, their own trucks *and* landscape islands, is asking a little much. I should also mention that in extreme weather conditions, landscape islands become difficult to see, thus putting the life of our driver at risk and possibly the lives of other workers at risk. Landscape islands are pointless and add a much more difficult course for truck drivers. Truck drivers already have to be extremely cautious on an ever day basis. Instead of making their job a little harder, we should be looking for ways to allow for our drivers to have a much safer and easier environment to maneuver in. By adding landscape islands, we could possibly be adding yet *another* distraction for our drivers, thus inhibiting their ability to safely operate and maneuver trucks and trailers. Tamlite Lighting expects for its freight to arrive in a timely manner and undamaged. Adding landscape islands is just another obstacle inhibiting our drivers to safely deliver Tamlite Lighting's freight.

Tamlite Lighting helps out the economy here in south Florida. The volume of freight they have for Estes allows for our drivers to run extra trucks in support of other customers in St. Lucie County, therefore more work for our own drivers. Instead of running just one truck, we are capable of running three due to the amount of business. Their company also allows us to run freight in and out of what is called a "dead head run," trailers that are empty. Tamlite Lighting is a perfect partner for Estes Express Lines because it allows for our truck drivers to use its business as a resting and reloading point, which gives our drivers time to rest and regain a bit more energy before continuing on with their tasks. By being able to partner with Tamlite, we have the ability to help out other costumers and businesses, not only around the Port St. Lucie area, but also in south Florida.

Bob Reveal  
Account Manager  
Estes Southeast  
breveal@estes-express.com



September 1, 2011

Heather Corbett  
FedEx Services  
480 Enterprise Dr  
Port Saint Lucie, FL 34983

Dear City of Port St Lucie/Planning and Zoning Department:

I am contacting you regarding the Site Plan for Tamlite P11-105.

It is my understanding that landscape plans required by the City will hinder our ability to properly place our equipment for safe and efficient pickup and delivery of packages. Please consider the available space needed for FedEx Express, FedEx Ground, FedEx Freight, FedEx Custom Critical and all other trailer space needed for the transfer of goods. FedEx values safety as a major priority for our drivers. Please reconsider the landscape plan as landscape islands typically cause hazardous for our drivers and vehicles.

Tamlite is a premier customer in Saint Lucie County and provides the distribution of product that allows for revenue, business and the support of local employment for the FedEx Team.

Please feel free to contact me at 772-475-4183 or [heather.corbett@fedex.com](mailto:heather.corbett@fedex.com) anytime you have questions or need assistance.

Thank you for shipping with FedEx. We value your continued business.

Sincerely,

Heather Corbett  
Area Development, Account Executive  
[Heather.corbett@fedex.com](mailto:Heather.corbett@fedex.com)