





CITY OF FORT PIERCE, FLORIDA

City Commission Meeting

Agenda Item # _____
Commission Meeting January 6, 2014

To: The Honorable Mayor and Members of the City Commission
Through: Robert J. Bradshaw, City Manager 
From: Rebecca Grohall, Planning Manager 
Re: **Request for Application Fee Waiver**
Date: December 26, 2013

ISSUE(S): Request for an application fee waiver for a zoning atlas amendment for property located at 4100 Glades Road, Parcel # 2430-441-0005-000-7.

- SUMMARY:**
- The property was annexed on December 21st, 2004 via Ordinance K-308.
 - Prior to Annexation, this property was zoned in the County as IH, Heavy Industrial
 - At the time of Annexation, the City's Code did not have a heavy industrial zoning classification and so applied an I-1, Light Industrial zoning classification.
 - Since Annexation in 2004, the City has adopted an I-3 category (Ordinance L-63, December 1, 2008).
 - The Applicant, Diamond R Fertilizer Co., Inc, is requesting to be properly reclassified as I-3, Heavy Industrial. The application for that is being processed and will be reviewed by the Technical Review Committee, the Planning Board and the City Commission at a future meeting.
 - The fee, established by Resolution 13-12, is \$3,613. The Applicant has agreed to reimburse the City for the expenses related to legal notices.
 - In 2012, a similar action was undertaken for a property on Selvitz Road to waive the fee to be reclassified from Light Industrial to Heavy Industrial.
 - Staff supports the request to waive the fee as its been done for a similar case, and it promotes a business friendly atmosphere.

FISCAL IMPACT: N/A

RECOMMENDATION: Waive the Zoning Atlas Amendment Fee, estimated to be \$3,613.

ALTERNATIVE: Do not waive the Zoning Atlas Amendment Fee.

ATTACHMENTS: Letter from Diamond R Fertilizer requesting waiver, December 26, 2013.
Property Card



Diamond R Fertilizer Co., Inc.
www.diamond-r.com

December 26th, 2013

Rebecca Grohall, AICP
Planning Manager, City of Ft. Pierce
100 N. U.S. 1
Ft. Pierce, FL 34954

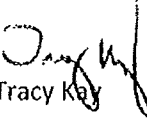
Re: Rezoning of Property – Diamond R Fertilizer Co., Inc.
Parcel ID #2430-441-0005-0007-7

Dear Ms. Grohall:

In 2004 the property parcel reflected above was annexed via the FPUA utility agreement. At the time our zoning in the County was I-3 - Heavy Industrial and the Land Use was Industrial. Upon annexation, the city designated the property with and I-1 light industrial. Please accept this letter as written request that the City Commission consider waiving the fee for rezoning our property to I-3 provided we pay the cost of the legal ads the City is required to place. I hope you will give this request consideration given the circumstances by which our property was rezoned.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,


Tracy Kay
Vice President

501 Hennis Road
Winter Garden, FL 34787
Phone 407-656-3007

710 N.E. Fifth Ave.
Okeechobee, FL 34972
Phone 863-763-2158

321 State Road 207
East Palatka, FL 32131
Phone 386-325-7992

4100 Glades Road
Fort Pierce, FL 34981
Phone 772-464-7237

18375 SW 260th Street
Homestead, FL 33031
Phone 305-247-8800

1155 Commerce Drive
LaBelle, FL 33935
Phone 863-675-3700

3507 State Road 574
Plant City, FL 33563
Phone 813-752-8342

PROPERTY RECORD CARD

Diamond R Fertilizer Co Inc Record: 1 of 5 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 4100 Glades Rd ParcelID: 2430-441-0005-000-7
 Sec/Town/Range: 30 :35S :40E Account #: 32835
 Map ID: 24/30S Use Type: MNRAL
 Zoning: II City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Diamond R Fertilizer Co Inc
 Address: 4100 Glades Cut Off Rd
 Fort Pierce FL 34981-4711

Legal Description

30/31 35 40 THAT PART OF SE 1/4 OF SE 1/4 OF SEC 30 AND THAT PART OF NE 1/4 OF NE 1/4 OF SEC 31 LYG
More...

Sales Information

Date	Price	Code	Deed
7/19/2004	100	01	WD
9/1/1974	300000	00	CV

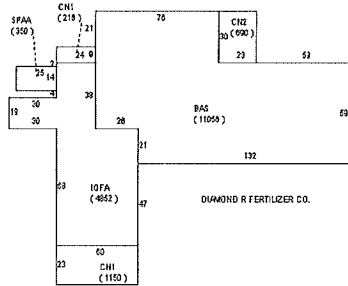
Assessment 2013

2013 Final:	3204200
Assessed:	3204200
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	81897.1

Total Land and Building

Land Value:	2247600	Acres: 37.46
Building Value:	956600	
Finished Area:	48789	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	ST - Steel Truss
ExtType:	INDM - INDUS-MANUF	YearBlt:	1975	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1975	PrimeWall:	CM - Corr Metal
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/FI:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
CNC2 - CONCRETE LOW	Y	1	5000	AV	AV	1977	1	4700-MNRAL	580 -Acres	37.46	
FEN7 - CHAINLINK 7'	Y	1	1970	AV	AV	1977					
BARB - BARB WIRE	Y	1	1970	AV	AV	1977					
ASPI - ASP1 HIGH	Y	1	17830	AV	AV	1977					
LLDK - LOADING DOCK	Y	1	3083	AV	AV	1975					
FEN4 - CHAINLINK 4'	Y	1	292	AV	AV	2011					

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.