



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Diamond R Fertilizer: Zoning Map Amendment
DATE: February 19, 2013

STAFF REPORT

Owner/Applicant: Diamond R Fertilizer
4100 Glades Cut-Off Road
Fort Pierce, FL 34981

Representative: Tracy Kay
4100 Glades Cut-Off Road
Fort Pierce, Florida 34981

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from I1, Light Industrial to I3, Heavy Industrial.

Location: 4100 Glades Cut-Off Road

Parcel Id: 2430-441-0005-000-7

Current Future Land Use: HI, Heavy Industrial

Current Zoning: I1, Light Industrial

Proposed Zoning: I3, Heavy Industrial

Surrounding Zoning:

North	East	South	West
AR-1	I1	I1	IX/IH

Parcel(s) Size: 37.46 acres

Utilities: Within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from I1, Light Industrial to I3, Heavy Industrial.

Diamond R. Fertilizer is a fertilizer and agrichemical business that has been in production for over 70 years producing dry and liquid fertilizers, seeds and crop protection. The business has grown immensely and has established many locations including one at 4100 Glades Cut-Off Rd.

The subject site was annexed into City limits in 2004 via Ordinance K-308 along with 5 other parcels. Though the intensity of the use for the parcel would warrant a heavier zoning, it received I-1, Light Industrial in the absence of an appropriate zoning. I3, Heavy Industrial wasn't established until the later date of December 1, 2008 via Ordinance L-63. This request is to give the subject site its proper zoning.

The current future land use zoning for this site is HI, Heavy Industrial. This zoning exists for uses that include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses.

There will be no additional impact on facilities such as water, solid waste, transportation, etc. Any further expansion of the facility will require review of the impacts on level of service.

TRC Comments:

This Zoning Atlas Amendment was distributed to the respective entities of the Technical Review Committee. All affected departments have reviewed the application and had no comment.

Planning Board Recommendation:

The Planning Board, at their February 11th, 2014 meeting, gave a recommendation of **approval**.

Staff Comments:

Before an amendment may be approved, the following standards must be satisfied per Section 22-131 of the City Code:

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

The Zoning Atlas Amendment is to give the correct zoning classification to this use now that the proper zoning is available. The change in its zoning classification does not, at this time, create any additional impact on water, wastewater, solid waste, etc.

As the proposed amendment meets the above standards, Staff recommends that the City Commission **approve** the Zoning Atlas Amendment on first reading and schedule for second reading for April 7, 2014.