



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Members of the Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**RE:** Conditional Use with New Construction  
State Farmer's Market  
3503 S US Hwy 1

**DATE:** November 24<sup>th</sup>, 2014

### STAFF REPORT

**Owner:** State of Florida  
3479 S US Hwy 1  
Fort Pierce, FL 34982

**Applicant:** Michael Brown  
3479 S US Hwy 1  
Fort Pierce, FL 34982

**Requested Action:** Approval of Conditional Use with New Construction & Design Review

**Location:** 3503 S US Hwy 1

**Parcel ID:** 2427-601-0026-000-0

**Zoning:** I-1, Light Industrial

**Surrounding Zoning:**

North	East	South	West
CG (County)	C-3	I-1, CG (County)	I-1

**Future Land Use:** I, Industrial

**Parcel Size:** 13.9 acres

**Utilities:** Located within the FPUA Retail Service Area

### Staff Analysis:

The applicant is requesting Conditional Use as well as Design Review approval to construct a 2,409 sq. ft. metal pre-engineered structure along US Hwy 1.

Historically, this site encompassed a farm stand at the corner of US Hwy 1 and Farmer's Market Road as an accessory use to the Florida Department of Agriculture and Consumer Services. In 2007, the structure was demolished due to arson. The applicant has since submitted a proposal for a replacement structure that totals 2,409 sq. ft. in size. In 2012, the applicant's approached City staff with the proposal of a text change to deem farm stands as a permitted use within the I-1, Light Industrial zone. This text change was approved by the City Commission the same year. In November 2013, the City Commission approved the 'Use Table' which displayed the zoning districts within the City of Fort Pierce and their allowed uses in a tabulated form. Unfortunately, the text change achieved the previous year did not translate to the new 'Use Table' as a permitted use, but rather as a conditional use within the I-1, Light Industrial zone. This application is seeking such an approval.

The placement of the structure makes it subject to Design Review guidelines. The exterior is made up of a metal siding material which is considered an inappropriate material per 22-59(g)(4)d *Elevations* which states the following, "Metal or vinyl siding- on expanses of building walls shall not be permitted." Section 22-59(d)(2)I and II *Procedure of Approval* state the following, "The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color; The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty". The property is abutting Victory Motorcycles to the south which displays metal material; however the structure is within St. Lucie County jurisdiction and is not subject to City of Fort Pierce Design Review guidelines. The Hotel abutting the property to the north and the retail store located north east are made up of stucco material. The applicant is seeking Planning Board approval to allow the corrugated metal material for the proposed accessory structure.

### TRC Comments:

#### Planning Department

1. Sidewalk implementation along property line/US Hwy 1 ROW, beginning at corner of Farmers Market Rd. and US Hwy 1, ending at the south end of the work area. ROW permit needed. **Applicant has supplied letter from DOT that conflicts with this comment. Staff accepts response.**
2. Pedestrian access way to be implemented from ROW side walk to front entrance of the structure.
3. Implementation of shrubs/hedge along property line and area of work. Curbing should be provided to protect vegetation.

4. Parking not shown on plan, however parking exists by area of work. Please re-stripe existing parking, delineating one (1) handicapped parking space. Number of existing parking spaces acceptable.
5. Elevation material proposed for structure conflicts with Design Review guidelines. Main façade could be of acceptable material (stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone). Other possible materials listed in the Design Review guidelines.

SLC Engineering submitted comments mirroring Fort Pierce Planning Department.

Other entities had no comment.

**Staff Recommendation:**

Staff recommends that the Planning Board approve the application with the following conditions:

1. Exterior of structure meets Design Review guidelines.
2. Implementation of shrubs/hedge along property line and area of work. Curbing should be provided to protect vegetation. Landscape plan to be submitted prior to City Commission.
3. Pedestrian access way to be implemented from ROW side walk to front entrance of the structure.
4. Re-stripe existing parking, delineating one (1) handicapped parking space. Number of existing parking spaces acceptable.