



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Resolution 15-R13 - Transfer of Surplus Property
Informal Bid No. 2015-015
Property Located on South 3rd Street, between Georgia Avenue and Hayes Road

DATE: July 10th, 2015

STAFF REPORT

Owner: City of Fort Pierce
PO Box 1480
100 N US Highway 1
Fort Pierce, FL 34950

Bid Respondent/Applicant: Andrew Hochstetter
Artistry In Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

Representative(s): John Foster, AIA
11205 Ridge Ave
Fort Pierce, FL 34982

Requested Action: Approval of Resolution 15-R13, transferring .18 acres of surplus property, subject to all of the terms and conditions of a Property Disposition and Development Agreement in exchange for the completion of an economic development project and off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station at the City's future Memorial Park.

Location: Generally located at 890 S US Highway 1, the east side of South US Highway 1, between Georgia Avenue and Hayes Road

Parcel IDs: 2415-123-0001-000-5

Current Zoning: OS-1, General and Recreational Open Space Zone

Future Land Use: General Commercial (GC)

Land Area of Subject Property: .18 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Section 13 of the City Charter and having determined that this property is not needed for public purpose, City Code Section 2-223, and City of Fort Pierce Informal Bid No. 2015-015, the applicant, Artistry in Mosaics, Inc, is requesting approval of a proposal to acquire .18 acres of city owned land, subject to all of the terms and conditions of a Property Disposition and Development Agreement in exchange for the completion of an economic development project and off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station at the City's future Memorial Park. The proposed acquisition seeks to couple said land with current holdings, for expansion of their existing business.

Artistry in Mosaics, Inc., is a local manufacturer of custom ceramic and glass mosaics, presently located within a 12,800 square foot industrial building located at 901 S 3rd Street. A Site Plan and Conditional Use application to construct a 14,500 S.F. facility has been filed concurrently with this acquisition request, and the existing design for site development is contingent upon its success.

The subject property is held by the City of Fort Pierce and has been recommended as surplus land, remaining separate from the land utilized to develop the existing Fort Pierce Police Station, across S 3rd Street, to the east. A portion of the surplus property has been improved as a Memorial Park for the Police Department and public, fronting S. US Highway 1.

The City of Fort Pierce Commission was notified of the request for acquisition at a regular Conference Agenda meeting, and subsequently, the City Manager authorized the preparation of an Informal Bid opportunity for potential respondents.

The evaluation criteria issued with the Request emphasized the following:

1. Proposals and experience of the respondent and key members of the development team.
2. Financial capacity of the respondent to acquire and redevelop the subject property.
3. The extent to which the preliminary development program is consistent with the goals, policies, and objectives of the Community Redevelopment Plan and the Comprehensive Plan for the City of Fort Pierce.

Artistry in Mosaics was the sole respondent, presenting a proposal to acquire the property to serve as an integral component of their prospective development plans. The property is presented to offer the capacity to provide a superior means of ingress for truck deliveries, configured to minimize impacts to adjacent roadways. Furthermore, the acquisition of the property provides the capacity to eliminate the necessity to utilize the existing alleyway, adjacent to the property, as a point of access. This release of use provides greater potential to abandon the remaining alleyway, reserving the existing space for incorporation into their development plan. Furthermore, the elimination of said alleyway also adjoins vacant city owned property, and the improved Police Memorial Park, along S US Highway 1 and Hayes Road.

The respondent has obtained an appraisal of the entire .463 acres of city owned property at the northwest corner of S 3rd Street and Hayes Road, which encompasses subject property for acquisition. The appraisal returned a market value, of \$20,000 for the .18 acres sought for acquisition.

The respondent has presented a proposal to provide hardscape and landscape improvements to the abutting park, in addition to economic impacts and investment of the prospective development and business expansion, as justification for transfer of the property. The relinquishment of city property is proposed to be compensated through an equivalent value of enhancements to the Memorial Park. A detailed plan, and cost breakdown is provided for review, along with the proposed development agreement. It is noted that these documents, and presented obligations by the developer are integrated with the concurrent request for abandonment of the abutting alleyway.

Technical Review Committee

All affected Departments have reviewed the submittals, and provided approvals of the proposal, based on compliance with the requirements of the City Code. The FPUA is requesting the reservation of a utility easement for a portion of the subject site.

Comprehensive Plan

The adopted City of Fort Pierce Comprehensive Plan seeks to develop opportunities to enhance public parks and recreational areas, pedestrian travel and safety, as well as roadway infrastructure.

Planning Board Recommendation:

The Planning Board, at their February 10, 2015 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Informal Bid Response presents the opportunity for economic growth and business development, and is found to be consistent with the City's Comprehensive Plan as the property is not utilized, or encompassed with improve park lands; therefore Staff recommends approval of the requested transfer, contingent upon execution of, and adherence to all of the terms and conditions of the proposed Property Disposition and Development Agreement, and the recording of the requested utility easement is dedicated to FPUA prior to the effective date of property transfer.