



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 City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

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

DATE: February 4, 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: Acquisition of property for development in conjunction with a Site Plan and Conditional Use application

Location: Generally located on the west side of South 3rd Street, between Georgia Avenue and Hayes Road.

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

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3/OS-2	OS-2

Land Area of Subject Property: .18 acres

Staff Analysis:

In accordance with City Code Section 2-223. – Powers and duties of the Planning Board, (4) Disposal of city property, and City of Fort Pierce Informal Bid No. 2015-015, the applicant, Artistry in Mosaics, Inc, is requesting review and approval of a proposal to acquire .18 acres of city owned land, to couple said land with existing 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 903 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, 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 and 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, for the entire portion, of \$63,000. A formula to delineate the value of the requested portion for acquisition returned an approximate value of \$24,500.

The respondent has presented documents and figures related to the economic impacts and investment of the prospective development and business expansion as justification for transfer of the property, in the absence of monetary compensation. Staff acknowledges the prospective benefits of the business expansion and significance of the presented infill project; however the relinquishment of city property should be offset through an equivalent value, potentially through improvements to the remaining public lands or other off-site improvements to the general area. A variety of options exist, which may encompass the contribution of funds to infill sidewalks, landscaping, or public art in the adjacent lands. The consideration of monetary funds may be directed towards the consideration of park improvements on-site, or contribution to prospective roadway improvements in the surrounding area.

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.

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.

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 that the Planning Board forward a recommendation to the City Commission for approval of the requested acquisition.