



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

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**TO:** Nicholas Mimms, PE, City Manager

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

**FROM:** Vennis Gilmore, Planning Analyst

**SUBJECT:** **Application for Conditional Use with New Construction  
Waste Management Transfer Station  
3890 Selvitz Road**

**DATE:** July 22, 2016

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### STAFF REPORT

**Applicant:** Waste Management Inc. of Florida  
2700 Wiles Road  
Pompano Beach, FL. 33073

**Representative:** Todd Howler – Vice President, MBV Engineering, Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL. 32960

**Applicant's Request:** Approval of a Conditional Use to construct a 3,212 sf addition to an existing transfer station in the I-3 Heavy Industrial District

**Location:** 3890 Selvitz Road

**Parcel ID:** 2432-222-0004-000-3

**Current Zoning:** Heavy Industrial Zone (I-3)

**Future Land Use:** Heavy Industrial (HI)

**Surrounding Zoning:**

North	East	South	West
I-1	I-1	I-1	I-1

**Site Size:** 3 acres

**Utilities:** FPUA

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## **Staff Analysis:**

### ***Request***

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District at 3890 Selvitz Road. The site is presently utilized by Waste Management Inc. of Florida as a Transfer Station to receive household refuse. The site supports a 9,900 sf three-walled metal building with a gabled roof. An on-site leachate containment system is in place to capture and contain any leachate from the existing operations. The proposed 3,212 sf addition will continue the same operations and provide space for additional refuse material. The proposed structure will be built over an existing concrete slab and cause no increase to the site's impervious area. No drainage modifications will be required to the existing drainage system as the new addition will utilize and maintain existing slopes and flow patterns. No utilities are required with this addition and therefore will not require any additional utility permitting. All existing landscape will be maintained in place.

The property is located east of Selvitz Road and approximately 915 feet south of the Selvitz Road-Glades Cut Off Road intersection. The site is surrounded by light industrial businesses to the north, south, east and west. The existing 9,900 sf building and use was approved under a Conditional Use Application in August of 2012.

### ***Zoning & Land Use***

The subject site is located within the Heavy Industrial Zone (I-3) district. The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation 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. This land use designation allows a maximum FAR of 2.0.

### **Traffic & Parking**

The traffic generation from the proposed use may see an increase. Review of similar uses of this scale, in comparison to impacts of a waste transfer station, suggest an increase of overall traffic; however the pick-up and drop-off of waste are variables that may concentrate trips during operational hours, causing elevated traffic impacts during such times.

### **Conditional Use**

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features the expansion of industrial aspects that are appropriate for heavy industrial environments. The authorization of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District would in no way impact the current and predominate-industrial operations in the area. The Planning Board is encouraged to consider approval of a Conditional Use to Construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District.

### **Technical Review Committee**

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for review.

### **Property Owner Response Summary:**

A total of 18 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 1 response has been received. An update will be provided to the City Commission at the public hearing.

### **Planning Board Recommendation:**

The Planning Board, at their July 12th, 2016 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

### **Staff Recommendation:**

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **approve** the requested conditional use.