



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Ordinance 16-026 Zoning Atlas Amendment (Rezoning)
Cargill Property (75 Acre Portion)
3798 Selvitz Road

DATE: October 25, 2016

STAFF REPORT

Owner: Cargill Juice N America Inc
PO Box 5626
Minneapolis, MN 55440

Applicant: Precast Specialties, LLC. (PCS)
Dean Locke
1380 NE 48th Street
Pompano Beach, FL

Representative: JMorton Planning
Steve Pickett, AICP
3920 RCA Blvd. Suite 2002
Palm Beach Gardens, FL 33410

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.

Location: 3798 Selvitz Road

Parcel ID: 2432-122-0001-000-5 (75 Acre Segment)

Current Zoning: IH, Industrial Heavy (SLC)

Proposed Zoning: I-3, Heavy Industrial

Future Land Use: Heavy Industrial (HI)

North	East	South	West
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Surrounding Zoning:

IH (SLC)	R-2	Canal/R-1/PD	I-3/I-1
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Site Size: 75 acres*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from IH, Industrial Heavy (SLC Classification) to I-3, Heavy Industrial.. The subject property is currently zoned IH, Industrial Heavy, which is a St. Lucie County zoning designation held since the time of annexation.

Background & Project Summary

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed because it was identified as being contiguous to the municipal boundary and there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Heavy Industrial, zoning classification by St. Lucie County at the time of annexation; however, the City Code did not include a heavy industrial zoning classification until several years after annexation, in December, 2008 via Ordinance L-63. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property has been retained the St. Lucie County IH, Industrial Heavy designation.

The applicant is seeking to develop a 76,100 sq. ft. precast concrete production facility in multiple phases, located on a 75-acre expanse of the subject parcel located at 3798 Selvitz Road. The site is situated to the east of Selvitz Road and west of Fort Pierce Central High school, adjacent to many existing industrial users along this corridor. The property is owned by Cargill Juice N America Inc, and a portion is subject to a purchase agreement with Precast Specialties, LLC. (PCS). Action to rezone the property from the St. Lucie County designation to the equivalent City designation is necessary, and sought by the applicant to advance consideration of the subject project.

Future Land Use Designation & Comprehensive Plan

The subject site has a future land use designation of Heavy Industrial (HI). This designation is intended for parcels suitable for industrial development, 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 Floor Area Ratio (FAR) of 2.0.

The requested zoning designation is consistent with the Future Land Use element of the Comprehensive Plan.

Existing Conditions

The subject parcel is a former citrus field therefore it remains predominantly vacant and cleared with minor retention ponds on-site. The vegetation present consists primarily of Brazilian pepper trees, vines, herbaceous weeds, and cabbage palms. There are no wetlands or notable topographic features present at the subject site.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect 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 proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, holding a future land use designation of Heavy Industrial (HI). Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Technical Review Committee

All affected departments have reviewed the proposed Zoning Atlas Amendment for consistency with the requirements of the City Code.

Property Owner Response Summary:

A total of 49 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As October 25, 2016, 1 response was received in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their October 11th, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment meets the criteria specified in Section 22-131 of the City Code, and is consistent with the City's Comprehensive Plan, and annexation policies; therefore Staff recommends of approval of the proposed amendment via Ordinance 16-026.