



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

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

DATE: June 27, 2016

STAFF REPORT

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

Representative: Todd Howder – Vice President, MBV Engineering, Inc.
1835 20th Street
Vero Beach, FL. 32960

Applicant's Request: Approval of a Conditional Use to construct a 3,212 sf addition to an existing waste 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

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 and impervious coverage. No additional 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 and Site Plan Application in August of 2012.

Zoning & Land Use

The subject site is located within the Heavy Industrial Zone (I-3) and has a Heavy Industrial land use designation. 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.

The Heavy Industrial land use 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.

The presented request remains consistent with the land development code and the comprehensive plan.

Traffic

The proposed addition will increase traffic generation from site due to the increased capacity for processing and transferring waste from the site. The existing operation is estimated to generate 62 daily, of which 8 are AM peak hour, and 8 PM area peak hour trips. The presented expansion is calculated to add approximately 21 daily trips, of which 3 are AM peak hour and 3 are PM peak hour, however the applicants have suggested the increase will be approximately 20 trips per *week*. The calculated or suggested trips should not adversely impact the current level of service for the subject roadway.

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 the requested Conditional Use to construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District does not present any adverse impacts to the current and predominate-industrial operations in the area other than the minor increase in industrial traffic noted.

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 viewing by the Planning Board. The applicant has been asked to submit an updated traffic statement detailing the additional trips to and from the site. The applicant has also notified staff that there will be no reconfigured lighting plan to accommodate the new addition located on the east end of the site; prior to the city commission public hearing.

Staff Recommendation

The presented Conditional Use and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested waste-related activity, therefore Staff recommends the Planning Board forward a recommendation to **approve** the request as presented.