



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Subdivision: Preliminary Plat  
 Cargill Property  
 3798 Selvitz Road

DATE: December 20, 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

Requested Action: Approval of a Preliminary Plat to subdivide a 75 acre parcel of land for the Precast Specialties Site Development.

Location: 3798 Selvitz Road

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

Current Zoning: I-3, Heavy Industrial

Future Land Use: Heavy Industrial (HI)

Surrounding Zoning:

North	East	South	West
IH (SLC)	R-2	Canal/R-1/PD	I-3/I-1

Site Size: 75 acres\*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

## Request

The applicant is requesting the approval of a preliminary plat for the proposed Precast Specialties Subdivision. The parcel is made up of a total of 160.43 acres and is located east of Selvitz Road, west of Fort Pierce Central High school, and directly north of the NSLWCD Canal intersecting Christenson Road. The proposal is to separate the 75 acre parcel of land, from the parent tract, for the Precast Specialties Site Development.

## 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.

The City Commission authorized a phased Site Plan for development of a 76,100 sq. ft. precast concrete production facility in multiple phases, located this a 75-acre expanse of the subject parcel located at 3798 Selvitz Road. The property is owned by Cargill Juice N America Inc, and a portion is subject to a purchase agreement with Precast Specialties, LLC. (PCS).

The Preliminary Plat encompasses the reservation and development via the Site Plan, of an access driveway from Selvitz Road, east and south to the subject property. This proposed private drive would be improved with utilities, asphalt, lighting, and some landscaping to provide a legal and recorded access point for the proposed parcel.

The applicant is coordinating with FPUA to integrate a utility easement within the plat, or recorded parallel with the site development plan, to provide access to FPUA for expansion of potable water infrastructure. Final detail will be integrated prior to the Final Plat being advanced.

## 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.

## 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.

## Technical Review Committee

All affected departments have reviewed the proposed Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

The Fort Pierce Engineering department has provided guidance pertaining to verification of the presented access easement. **Said acknowledgement is carried forward with the presented conditions of approval.**

Planning Board Recommendation:

The Planning Board, at their December 13<sup>th</sup>, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Preliminary Plat is consistent with applicable City Code and the Comprehensive Plan therefore Staff recommends approval with the condition that the Access Easement is executed by all affected land owners and recorded, or dedication of the access easement is added to the Plat.