



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Subdivision: Final Plat  
 Precast Specialties Subdivision – Cargill Property  
 3798 Selvitz Road

DATE: January 6, 2017

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 Final 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 final 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. The City Commission approved the preliminary plat request on January 3, 2017.

The Final Plat encompasses the reservation and development, via the Site Plan for Precast Concrete Specialties, 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 across the property presented in the plat to be recorded parallel with the site development plan, to provide access to FPUA for expansion of potable water infrastructure.

## 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 Final Plat for consistency with the requirements of the City Code.

The Fort Pierce Engineering department is coordinating with Gregory S. Fleming, PSM, of NorthStar Geomatics, Inc. to complete the final inspections and certifications of the Plat prior to final action by the City Commission.

## Staff Recommendation:

The proposed Final 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 prior to the certification and recording of the plat.