



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst, Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Zoning Atlas Amendment (Rezoning)**
BHT Properties Group, LLC
3798 Selvitz Road

DATE: April 25, 2018

STAFF REPORT

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

Applicant: BHT Properties Group, LLC (Attn: Yaniv Cohen)
 5081 SW 48th Street, Ste. 103
 Davie, FL. 33314

Requested Action: Approval to rezone the subject property from IH, Industrial Heavy (St. Lucie County Zoning) to I-3, Heavy Industrial (City of Fort Pierce Zoning)

Site Location: 3798 Selvitz Road

Parcel ID: 2429-331-0003-000-1

Existing Use: Vacant - Cargill Industries, Citrus Juicing Plant

Parcel Size: 39.71 acres

Current Zoning: Industrial Heavy (IH) – St. Lucie County Zoning

Future Land-Use: Heavy Industrial (HI)

Proposed Zoning: Heavy Industrial (I-3)

Surrounding Zoning:

North	East	South	West
IH/I-1/RS-2/Ten Mile Creek	PD	IH	IH

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 retained the St. Lucie County IH, Industrial Heavy designation.

The applicant is seeking to establish an Auto Recovery/Insurance Inspection Center in an existing building; located at the subject site. The use includes mandated inspections performed only to determine the condition of the vehicle. This location will become a transfer center for vehicles before being sent to a salvage yard. The existing building is approximately 19,500 sq. ft. and has 30 parking spaces. The site is situated to the east of Selvitz Road and is adjacent to many existing industrial uses along this corridor. 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.

Per City Code Section 22-22. – Allowed Uses: The use is permitted as a conditional use in the I-3, Heavy Industrial zoning district. The applicant has submitted a conditional use application to seek approval by the City Commission.

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.

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 an adverse 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. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Property Owner Response Summary:

A total of 12 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As April 25th, 2018, one (1) responses have been 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 April 10th, 2018 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 **approval** of the proposed amendment via Ordinance 18-011.