



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Future Land Use Map Amendment – Industrial (I)
 We Buy Scrap – 1237 Grose Road & 3340 Enterprise Road**

DATE: January 11, 2019

STAFF REPORT

Property Owner: H & S Citrus Inc. (Robert Deery)
 3340 Enterprise Road
 Fort Pierce, FL 34982

Applicant: We Buy Scrap
 1141 Old Okeechobee Road
 West Palm Beach, FL 33401

Representative: Frogner Consulting, LLC
 3402 SE Clubhouse Place
 Stuart, FL 34997

Requested Action: Recommendation of Approval to the City Commission for a Future Land Use Map Amendment from St. Lucie County IND, Industrial to City of Fort Pierce I, Industrial (Parcel: 2428-502-0033-000-1). Recommendation of Approval to the City Commission for a Future Land Use Map Amendment from INST, Institutional to I, Industrial (Parcel: 2428-502-0035-000-5)

Site Location: 1237 Grose Road & 3340 Enterprise Road

Parcel IDs: 2428-502-0033-000-1, 2428-502-0035-000-5

Existing Use: Former Citrus Processing Facility (Closed in 2012)

Parcel Size: 3.86 Acres

Current Zoning: I-1, Light Industrial

Future Land-Use IND, Industrial (SLC) & INST, Institutional (FP)

Proposed Future Land Use: I, Industrial

Surrounding Future Land Use:

North	East	South	West
IND (SLC) I (FP)	IND (SLC)	I (FP)	I (FP)

Staff Analysis:

The applicant is requesting the approval of two Future Land Use Map Amendments. The first is for a parcel of land that is approximately 2.42 acre in total size, and located at 1237 Grose Road (Parcel ID: 2428-502-0033-000-1). The second parcel is approximately 1.46 acres in size, and located at 3340 Enterprise Road (Parcel ID: 2428-502-0035-000-5). Both parcels are contiguous to one another and apart of the former citrus processing facility site. The applicant would like the change the Future Land Use on the parcel (2428-502-0033-000-1) from St. Lucie County IND, Industrial to City of Fort Pierce I, Industrial. This parcel was annexed into the City of Fort Pierce on December 17, 2007 under Ordinance K-706 and retained its County Industrial Future Land Use.

The applicant would also like to change the Future Land Use on the parcel (2428-502-0035-000-5) from City of Fort Pierce INST, Institutional to I, Industrial. This parcel was annexed into the City of Fort Pierce on December 17, 2007 under Ordinance K-707 and given a City of Fort Pierce Future Land Use designation of INST, Institutional. Both request to change the Future Land Use are consistent with the other Future Land Uses in the area which are all predominantly designated City of Fort Pierce I, Industrial, or St. Lucie County IND, Industrial.

Proposed Amendments & District Comparison:

Table 1 Compares the Current Future Land Use with the Proposed Future Land Use of 1237 Grose Road

Table 1: Existing and Proposed Site Data
Parcel: 2428-502-0033-000-1

Zoning	Existing IND (SLC)	Proposed I (FP)
Land Use Objective	This land use designation is applied to specific areas of the County identified as suitable for industrial use. This land use designation is intended to be implemented through both the heavy and light industrial zoning districts, with the specific criteria for zoning application as provided for under the policies of the Future Land Use Element. Areas designated for Industrial activities must have available all necessary services and facilities prior to development, supplied by either public or private sources as permitted. In addition, developments proposing to incorporate heavy industrial uses will be required to be adequately buffered from any adjacent use that would be incompatible.	The Industrial 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 light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office 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 1.5.

Residential Density (Maximum Dwelling Units Per Gross Acre)	N/A	N/A
Land Use Breakdown	N/A	N/A

Table 2 Compares the Current Future Land Use with the Proposed Future Land Use of 3340 Enterprise Road

Table 2: Existing and Proposed Site Data
Parcel: 2428-502-0035-000-5

	Existing	Proposed
Zoning	INST	I
Land Use Objective	The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.	The Industrial 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 light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office 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 1.5.
Residential Density	N/A	N/A
Land Use Breakdown	N/A	N/A

Comprehensive Plan

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City’s Comprehensive Plan, with emphasis on potential impacts to the existing surrounding properties. The proposed Future Land Use map amendments are generally consistent with the goals, objectives and policies of the Comprehensive Plan as both requests are to change the Future Land Use of the respective parcels to City of Fort Pierce I, Industrial. Both of these request would help to eliminate inconsistencies with the Future Land Use in this particular area as the area is predominantly designated as City I, Industrial. It is unusual to have a parcel within the City Limits that carries a County Future Land Use designation, and to properly regulate uses on the parcel it must carry a City Future Land Use designation. The INST, Institutional Future Land Use is also an anomaly for this area as all surrounding parcels within the City Limits carry a Future Land Use designation of I, Industrial.

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.

As stated previously these proposed amendments are generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. 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 continued conformity of like Future Land Uses around the immediate area.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

The Planning Board acting as the Local Land Planning Agency at their meeting on November 13, 2018 voted 7-0 to recommend approval of the project as presented.

Staff Recommendation:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the project as presented along with Ordinance 19-002.