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**TO:** Nicholas Mimms, PE, City Manager  
**THROUGH:** Rebecca Grohall, AICP, Planning Director  
**FROM:** Brandon Creagan, LEED Green Associate, Planner  
**SUBJECT:** **Conditional Use No New Construction**  
**We Buy Scrap**  
**3340 Enterprise Road**  
**DATE:** February 7, 2019

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**STAFF REPORT**

**Applicant/Representative:** Frogner Consulting, LLC  
Jim Frogner  
3402 SE Clubhouse Place  
Stuart, FL 34997

**Property Owner:** H & S Citrus  
3340 Enterprise Road  
Fort Pierce, FL 34982

**Requested Action:** Approval with Conditions for a Conditional Use application for the operation of a metal recycling facility

**Location:** 3340 Enterprise Road

**Parcel IDs:** 2428-502-0035-000-5 & 2426-502-0033-000-1

**Parcel Size:** 3.86 acres

**Zoning:** I-1, Light Industrial

**Future Land Use:** I, Industrial (Pending FLUMA Application)

**Surrounding Zoning:**

North	East	South	West
I-1	I-1	I-1	I-1

### **Staff Analysis:**

The applicant is seeking a Conditional Use with no new construction approval to operate a metal recycling facility at 3340 Enterprise Road. A metal recycling facility would be categorized as a waste related use pursuant to City Code 22-22, Allowed Uses. The project is split into two parcels that will become one parcel through a parcel combination or Unity of Title. Both properties have a zoning designation of I-1 light industrial, while one of the properties has a Future Land Use of INST, Institutional and the other property has a St. Lucie County Future Land Use of IND, Industrial. Both parcels were annexed into the City of Fort Pierce in 2006. There is an active application with the Planning Department to change the Future Land Use for both parcels to I, Industrial to bring them into compliance with their zoning designation. A waste related use is a Conditional Use in the I-1, Light Industrial zoning district. This site was previously a citrus packing plant and there are three (3) buildings on site.

The applicant wishes to operate a metal recycling facility that will consist of both ferrous and non-ferrous metals such as steel, aluminum, iron, and copper. The business will not process used or inoperable vehicles, construction debris, or paper goods. The site will use the existing structures to house recycled material, which will be crushed into cubes that are approximately 3' x 4' in size. The crushed cubes will be loaded onto trucks and taken offsite to a smelter. There will be a temporary outdoor storage area where the metals that have been crushed will sit and be loaded onto trucks that will take them offsite. It is planned that during a later phase of the project a rail spur will be installed so that the company has the ability to transport the crushed metals by rail. The applicant has provided a phasing plan for the business that will occur over a three (3) year time period.

#### *Phase 1:*

The initial operation of the 15,642 square foot facility (Building 1) will include new paving for vehicle entry off Enterprise Road as well as installation of the landscape buffer, irrigation system, and entry signage. The interior of building #1 will remain the same, except that life safety measures will be updated to current code. Also there will be a focus on ensuring that the restrooms and entryways of building #1 are fully ADA compliant.

#### *Phase 2:*

A new truck scale will be installed along with new parking spaces on the northern part of the property next to building three (3). Exterior improvements will include painting of the exterior and removal of all mechanical equipment that exists on the south façade from the former citrus plant. Building 2 will be utilized during this phase.

#### *Phase 3:*

This last phase is where the rail spur will be installed onsite as well as a new driveway to the south of the property that will connect to Enterprise Road. Building 3 will be utilized during this phase.

#### *Parking:*

The required parking for the site is fifty one (51) spaces, but due to the nature of the business and the fact that the business will not be open to the public the applicant has request an alternate parking calculation be used pursuant to City Code 22-60(a)(3). The applicant consulted with Pinder Troutman Transportation Engineers, who produced parking data from the Institute of Transportation Engineers (4<sup>th</sup> Edition). It was concluded that the appropriate parking calculation would be .81 parking spaces per employee for warehouse uses and .88 parking spaces for employees for manufacturing uses. As the business will only

have no more than 15 employees that would be approximately 12 parking spaces that would be needed according to this study. With that said the applicant has agreed to provide more parking than what the study calls for. The applicant is proposing 25 parking spaces. Eighteen (18) parking spaces will be provided in phase 1, with seven (7) parking spaces would be provided in phase 2. The applicant has put an emphasis on the notion that this facility is not for the general public, meaning there will only be employees utilizing the parking spaces that will be provided onsite. The truck drivers that are driving to the site will not be getting out of their trucks, they will be driving in, and either unloading material or picking up processed material and driving right back out of the site.

#### *Landscape Buffer and Fence*

The site has an existing 6 foot fence and it will be modified to increase in height to 8 feet. This fence will also have a green fabric that will be installed on the fence so that nothing on the inside of the property is visible from the outside. Landscaping will include nine (9) Sabal Palms, six (6) Dahoon Holly trees, and shrubbery and groundcover. Phase three of the project will see the installation of a 10 foot landscape buffer on the southern perimeter of the property that will incorporate slash pines and other native plant materials and a swale for drainage.

#### **Technical Review Committee:**

All affected City Departments have reviewed the proposed Conditional Use and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review. The applicant's response to comments generated by the reviewers will also be included for your review.

#### **Planning Board:**

The Planning Board at their meeting on January 8, 2019 voted 6-0 to recommend approval of the request.

#### **Public Notification:**

24 letters were sent out of property owners within 500 feet of the subject property. No letters have been returned. An update will be given at the City Commission meeting.

#### **Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use to the City Commission with the following conditions:

1. A Landscape Plan that demonstrates compliance with City Code 22-187 will be required at the time of Building Permit.
2. A Lighting Plan or Photometric Survey that demonstrates compliance with City Code 22-60 (j) (1) (a) will be required at the time of Building Permit.
3. A Unity of Title or parcel combination will be required prior to submission of the building permit.
4. The operations adheres to a submitted and approved truck route to and from the site. The truck route must be submitted to the Planning Department prior to the City Commission meeting.
5. The facility confines operational hours to Monday through Saturday, 7: 00 am to 5:00 pm.

6. No melting or burning of any materials will take place on site.
7. All storage of recycling materials must be contained in the buildings on site, no outdoor storage.
8. All site drainage must be implemented with phase 1 of the project as well as submittal of the application with St. Lucie County for roadway abandonment of Grose Road and landscaping improvements on Enterprise Road must be completed in phase 1. Grose Road common area improvements are to be completed upon successful completion of the abandonment from St. Lucie County.