



# CITY OF FORT PIERCE

## CITY COMMISSION

February 18th 2024

Rezoning of six (6) parcels generally located at or near Energy Lane in the City, containing approximately 108.38 Acres from Light Industrial to Planned Development (PD).

**Owner:** St. Lucie Commerce Center, LLC

**Representative:** Leslie Olsen, District Planning Group.

**Applicant's Request:** Rezoning of six (6) parcels generally located at or near Energy Lane in the City, containing approximately 108.38 Acres from Light Industrial to Planned Development (PD).

**Location:** The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

**Size:** 108.78 +/- acres

**Parcel ID(s):** 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0007-000-5, 2431-800-0006-000-8.



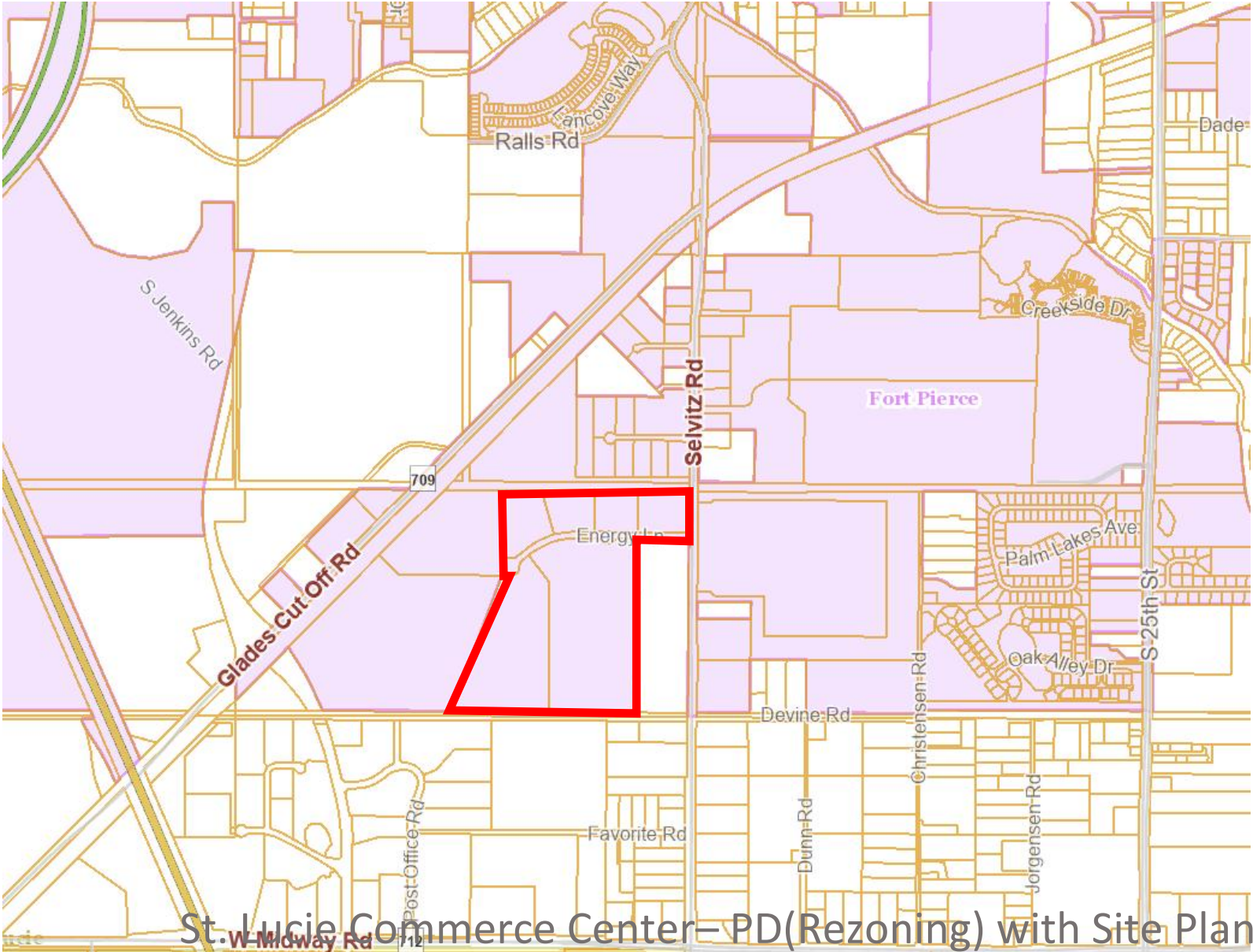
# SUMMARY

Because of the existing and increasing intensity along the northern, western and southern property lines, St. Lucie CC proposes to amend the City of Fort Pierce Zoning Atlas to allow for a stepdown in intensity from those more intense uses on the subject boundaries while keeping the existing light industrial entitlements as a buffer to the east.

The application proposes a split of uses between the proposed LIGHT INDUSTRIAL and MEDIUM INDUSTRIAL areas of the Planned Development. Staff have analyzed and recommend that an appropriate table of allowed uses be incorporated within the Planned Development agreement.



# SITE LOCATION



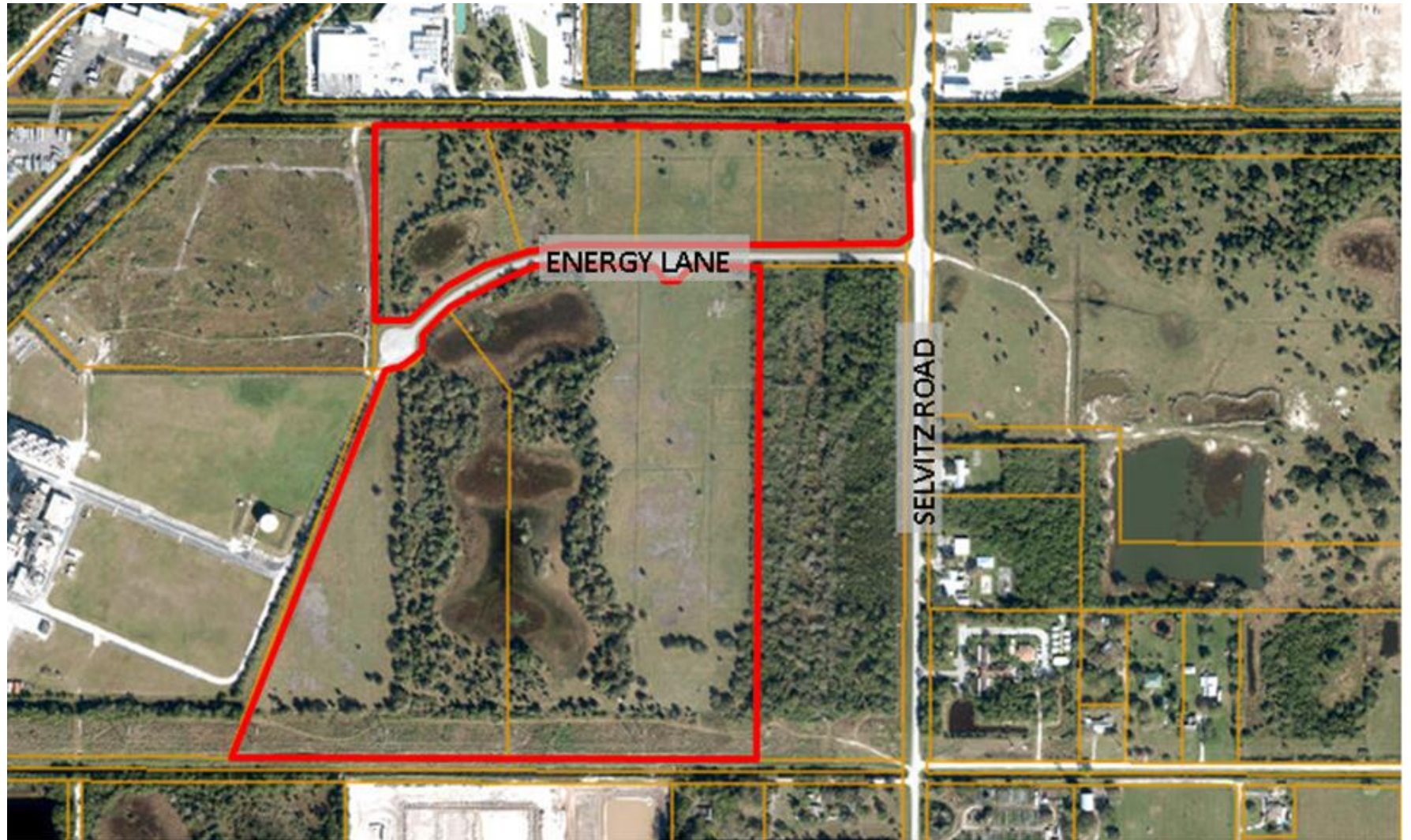
St. Lucie Commerce Center – PD (Rezoning) with Site Plan



# SITE LOCATION

SITE AREA= 108.38 +/- Acres

6 Parcels

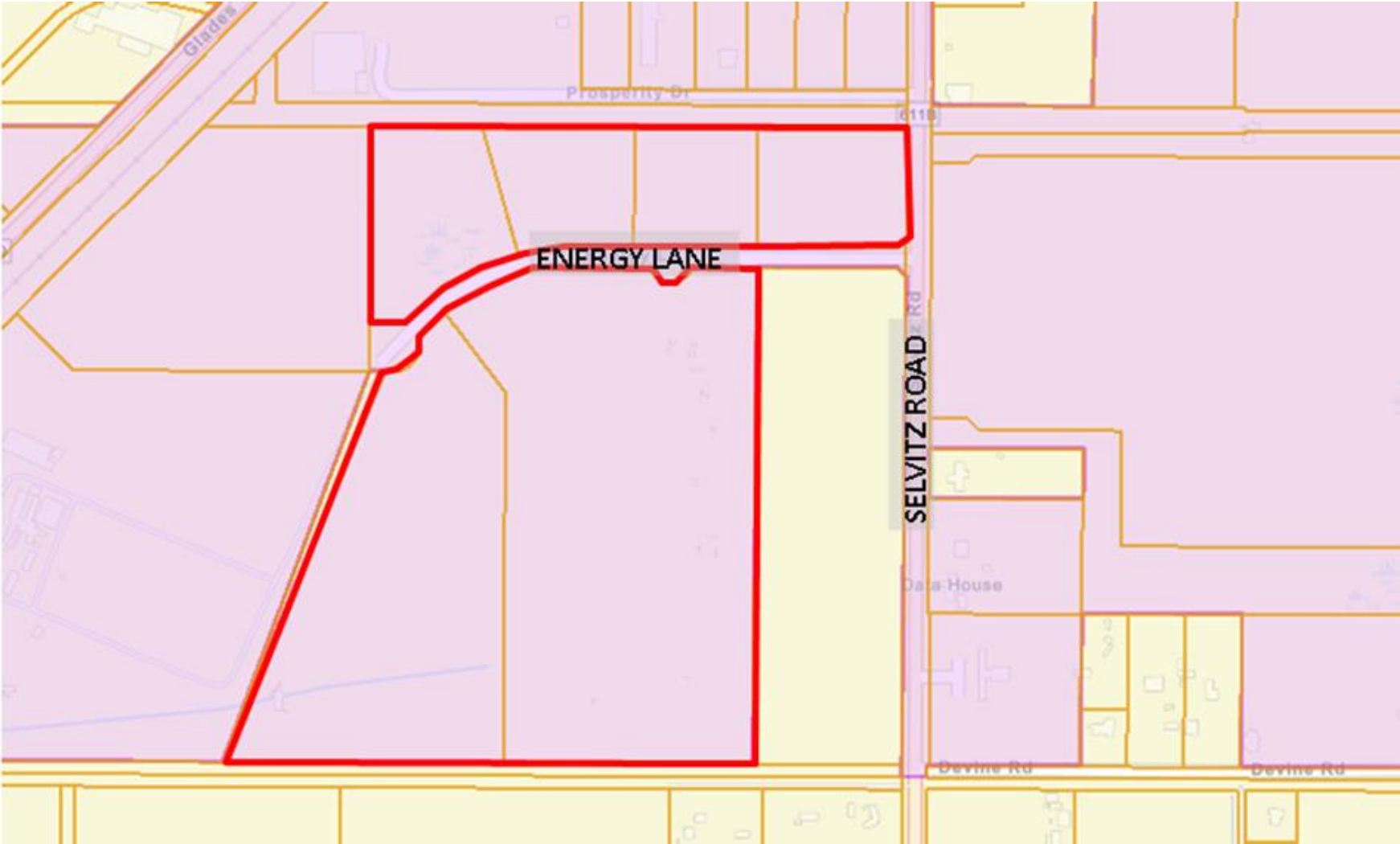


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# SITE LOCATION

CITY LIMITS



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# SITE LOCATION – STREET VIEW

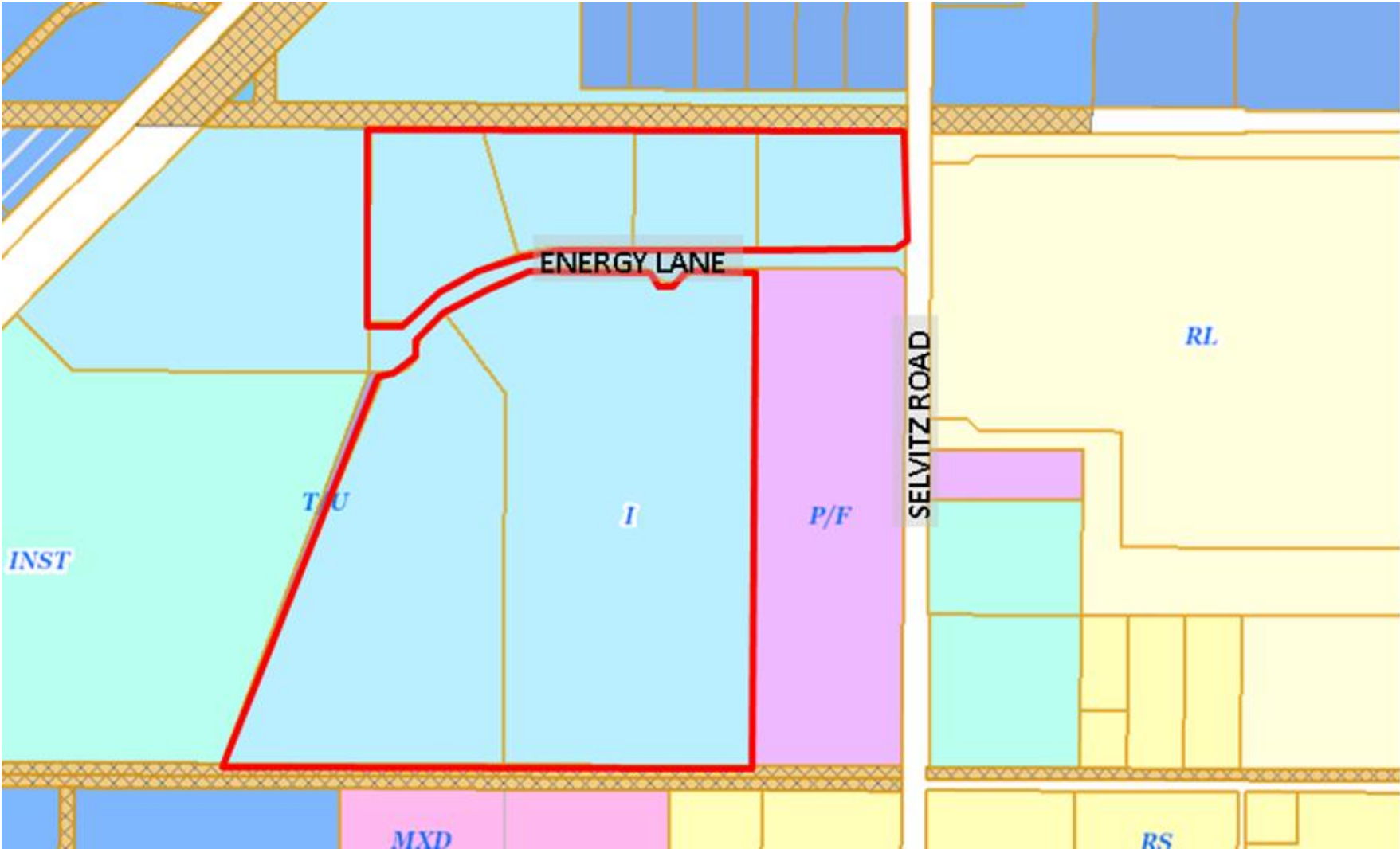


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# EXISTING FLU – NO CHANGE

Current FLU:  
Industrial (I)



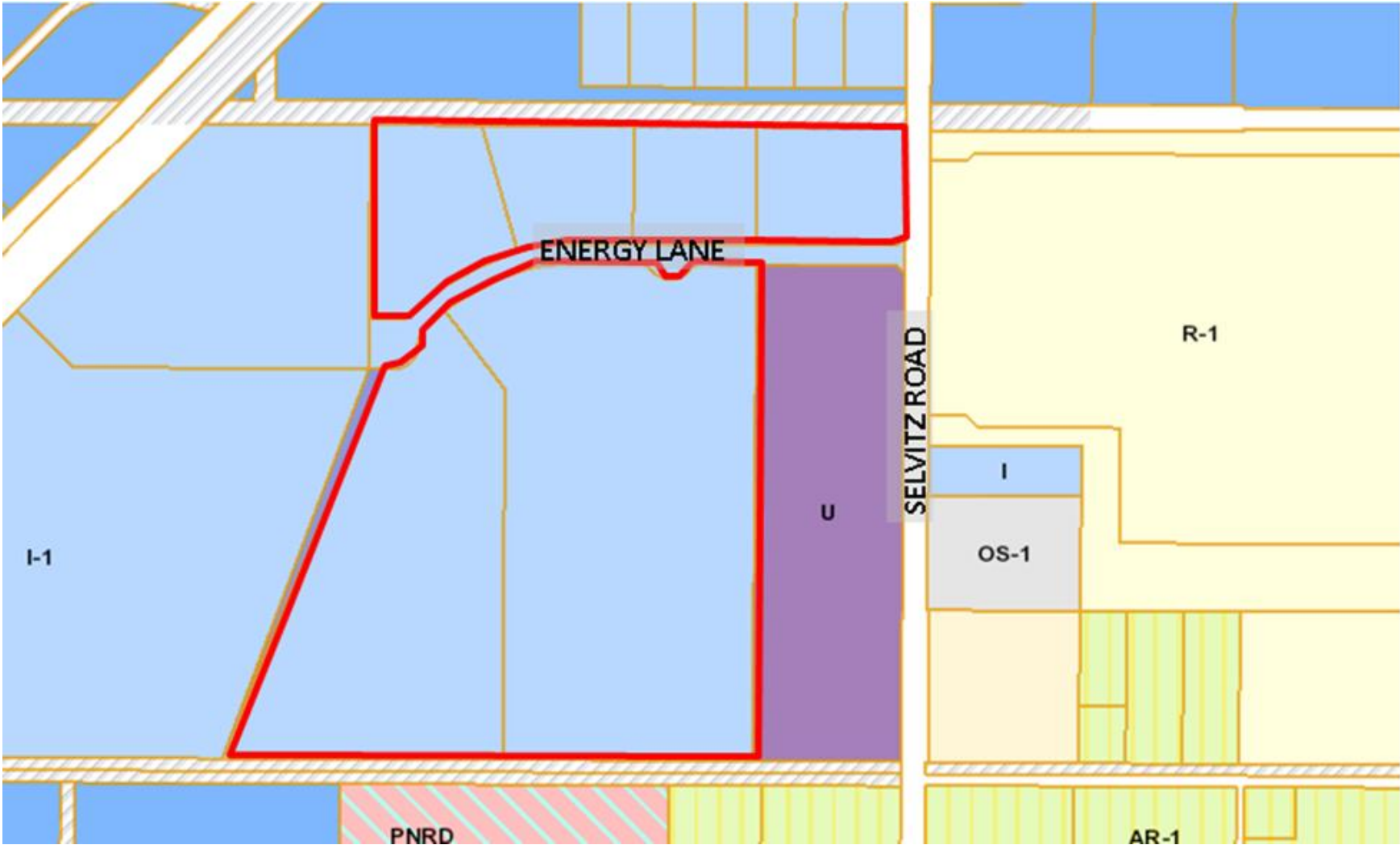
St. Lucie Commerce Center– PD(Rezoning) with Site Plan



# EXISTING/PROPOSED ZONING

Current Zoning:  
I-1 Industrial

Proposed Zoning:  
PD, Planned  
Development



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## **LIGHT INDUSTRIAL: I-1**

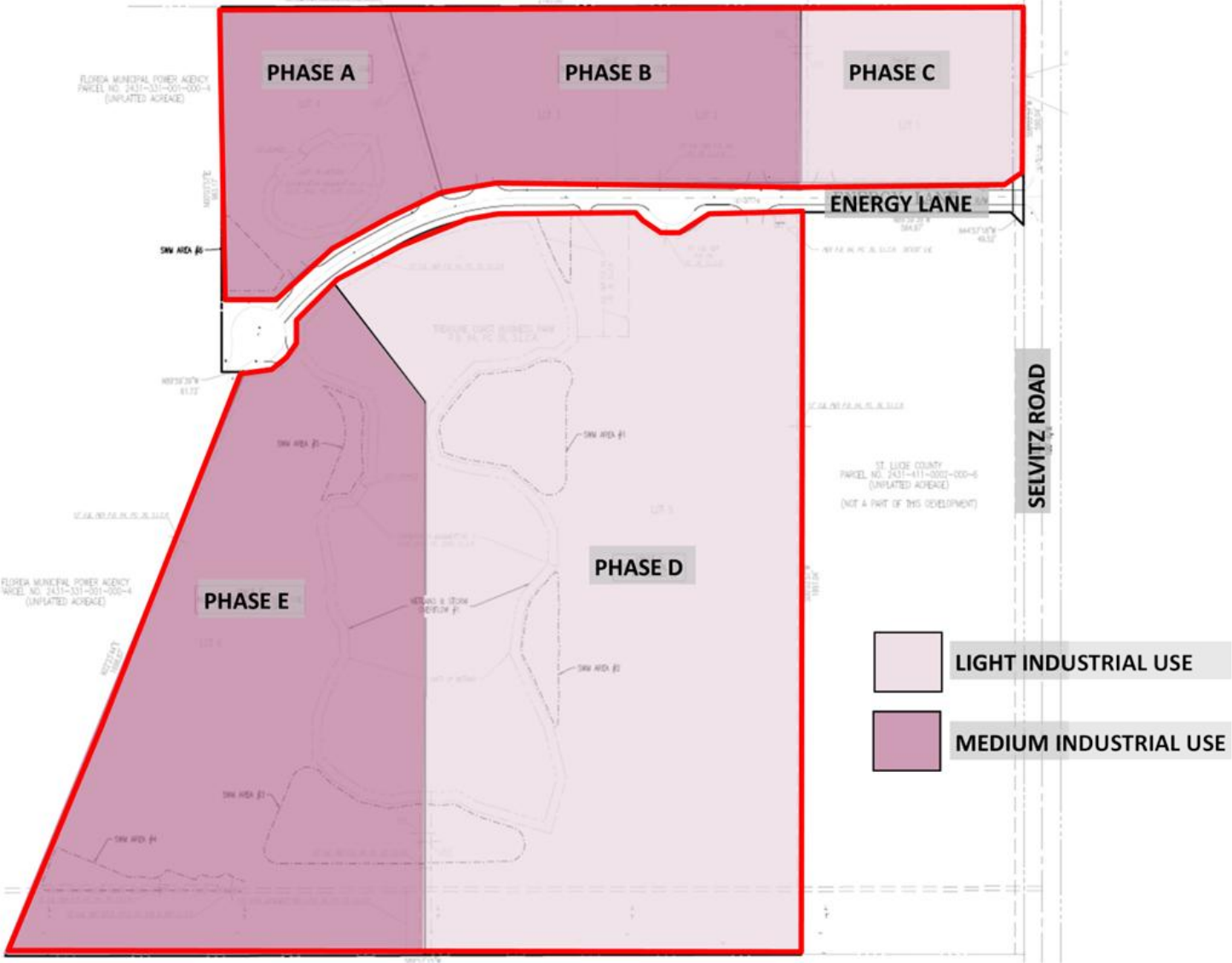
The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

## **PLANNED DEVELOPMENT**

The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts.



# PROPOSED PHASING AND USE PLAN



St. Lucie Commerce Center– PD(Rezoning) with Site Plan



# PROPOSED USE TABLE

USES	LIGHT INDUSTRIAL	MEDIUM INDUSTRIAL
Antenna (on existing structure)	P	P
Aquaculture	P	P
Auto/Boat Sales/Rentals	P	P
Automotive	P	P
Business Services	P	P
Catering	P	P
Communications	A	A
Contractor Services	P	P
General Contractors	P	P
Heavy Equipment Sales	P	P
Light Industrial Service	P	P
Manufacturing- Electronic Equipment	P	P
Manufacturing- Textile	P	P
Manufacturing- Apparel	P	P
Manufacturing- Boat	P	P
Manufacturing- Concrete	-	A
Manufacturing- Chemical	-	A
Manufacturing- Fabricated Metal	P	P
Manufacturing- Food	P	P
Manufacturing- Furniture	P	P
Manufacturing- Glass	-	A
Manufacturing- Leather	P	P
Manufacturing- Machinery	P	P
Manufacturing- Medical Goods	P	P
Manufacturing- Paper	-	A

USES	LIGHT INDUSTRIAL	MEDIUM INDUSTRIAL
Manufacturing- Pharmaceuticals	P	P
Manufacturing- Plastic Products	P	P
Manufacturing- Printing etc.	P	P
Manufacturing- Stone	-	A
Manufacturing Services	P	P
Manufacturing- Tobacco Products	P	P
Marine Industrial	P	P
Outdoor Storage of Materials & Equipment	-	A
Packing	P	P
Parcel Service	P	P
Primary Metal Industries	-	A
Processing, food and related products	P	P
Repair Services	P	P
Repair, Vehicle or Marine	P	P
Research and Development	P	P
Service	P	P
Storage, Self Service	P	P
Trade Contractors	P	P
Transit	P	P
Warehouse - Freight	P	P
Warehouse - General	P	P
Wholesale Trade	P	P
Woodwork - Millwork	P	P



## RECOMMENDATION

Staff recommend that City Commission APPROVE the Zoning Atlas Map Amendment from LIGHT INDUSTRIAL to PLANNED DEVELOPMENT subject to the Site Plan, Development Agreement and Associated Conditions.



# ALTERNATIVE RECOMENDATIONS

- **MOTION TO APPROVE** the proposed ZONING ATLAS MAP AMENDMENT with the associated site plan with alternative/additional conditions.
  
- **MOTION TO DENY** the proposed ZONING ATLAS MAP AMENDMENT

