



CITY OF FORT PIERCE

PLANNING BOARD

MAY 11, 2026

PZAMM2026-00001

HEC ASPHALT

ZONING ATLAS AMENDMENT

OWNER: HEC Selvitz LLC

SITE AREA: +/- 10.53 Ac

APPLICANT: Dennis Murphy, Cotleur
Hearing

County FLU: Industrial (IND)

County Zoning: Heavy Industrial
(IH)

LOCATION: Selvitz RD/ Glades Cut-Off
RD

Parcel #1 ID: 2431-113-0002-000-1

Parcel #2 ID: 2431-505-0000-200-2

REQUEST

The application is a request to amend the Future Land Use Map to change the designation from St. Lucie ZONING of Heavy Industrial (IH) to City of Fort Pierce FLU of I-3 (Heavy Industrial).

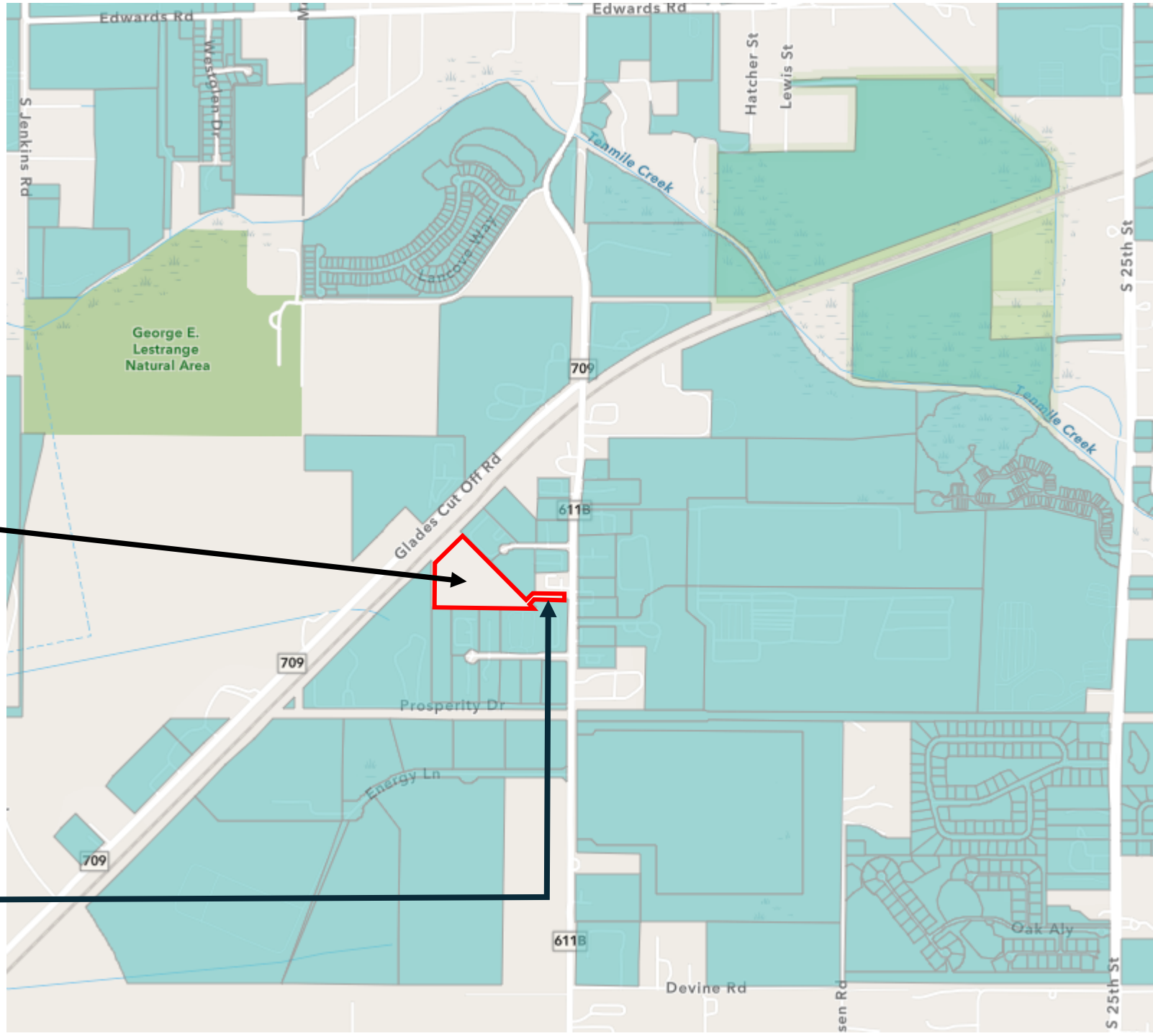
PROPERTY LOCATION

Municipal Boundary 

Unincorporated 

Parcel #1 ID: 2431-113-0002-000-1

Parcel #2 ID: 2431-505-0000-200-2

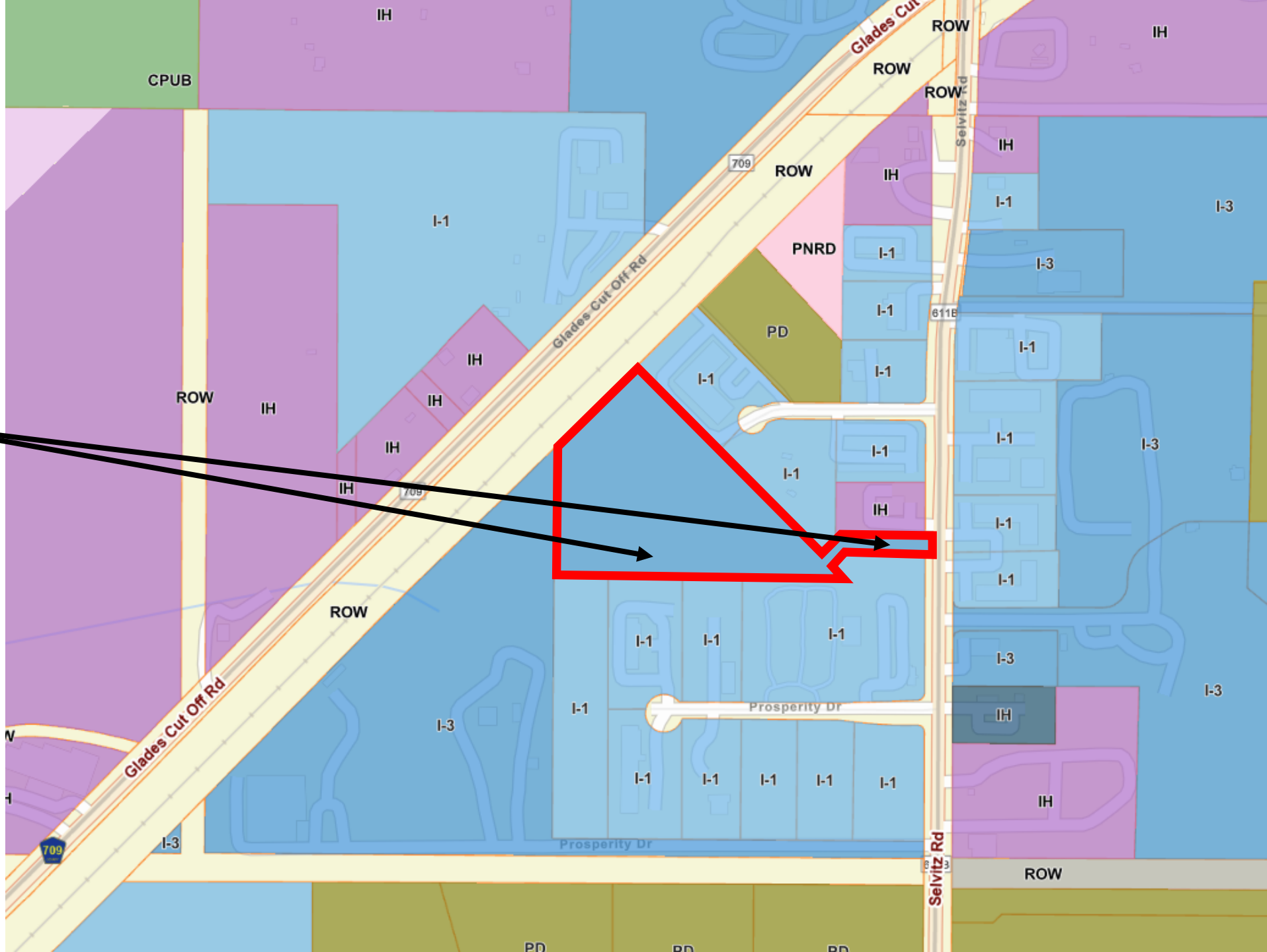


ZONING ATLAS AMENDMENT

EXISTING ZONING:
County Heavy Industrial IH

Surrounding City Zoning:
Industrial I-1 and I-3

PROPOSED ZONING:
City Heavy Industrial I-3



SUMMARY

The subject property consists of approximately 10.5 acres located along Selvitz Road within an established industrial corridor. The site is currently vacant and under County jurisdiction, with an existing Zoning designation of Heavy Industrial (IH).

The request is to assign a City Zoning designation of Heavy Industrial (I-3) concurrent with annexation and zoning assignment.

Surrounding land uses include:

- North: FEC Railway corridor and County Industrial
- South/East/West: City industrial uses (I-1 zoning / Heavy Industrial FLU, Industrial)

The amendment is intended to facilitate development of an industrial use consistent with heavy industrial classifications (e.g., asphalt production facility), which aligns with the established industrial character of the corridor.

CONCLUSION

Growth Management (Chapter 163, F.S.)

- The proposed zoning is consistent with the Heavy Industrial Future Land Use designation.
- Adequate public facilities are available or will be provided concurrent with development.
- No increase in intensity beyond allowable industrial standards is proposed.

RECOMMENDATION

The proposed Zoning designation of Heavy Industrial (I-3) is consistent with the St. Lucie zoning designation of Heavy Industrial (HI).

RECOMMENDATION

The Planning Board may:

- **Approve the request as proposed (staff recommendation)**
- Approve the request with an alternative recommendation
- Deny the request

The Recommendation of the Planning Board will be forwarded to the City Commission.