



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING


Conditional Use – No New Construction

Property address or Location 1450 Bell Avenue, Ft. Pierce
Parcel ID #(s) 2428-431-0001-000-1
Project description Tropical Recycling - A commercial recycling facility

Railside LLC
Property Owner(s)
1307 NE Sunview Terrace
Street Address
Jensen Beach FL 34957
City State Zip
(917) 575-2919
Phone Number
jk@castlecreekpartnersllc.com
Email Address

Culpepper & Terpening, INC, Stefan K. Matthes
Applicant/Representative, Title, Company
2980 South 25th Street
Street Address
Ft. Pierce FL 34981
City State Zip
(772) 464-3537
Phone Number
smatthes@ct-eng.com
Email Address

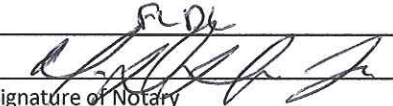
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.



John Katsock
Property Owner(s) Signature(s)

STATE OF FLORIDA Manatee COUNTY
The foregoing instrument was acknowledged before me this 6th day of August, 2015, by
John Katsock who is personally known to me or has produced

as identification.



Signature of Notary



Mario DiStefano, Jr.
Notary Public
State of Florida
My Commission # EE 847376
Expires: October 29, 2016

(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 42,500 SF Parking Spaces: 30

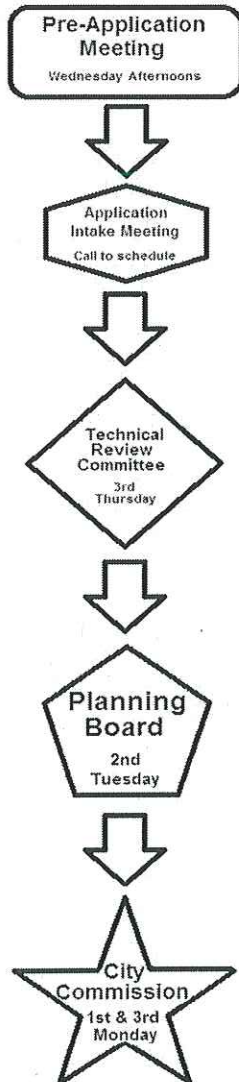
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Industrial	Cemetery	Industrial	Single Family Homes

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

PROJECT NARRATIVE
TROPICAL RECYCLING
CONDITIONAL USE APPLICATION
AUGUST 7, 2015

THE REQUEST

On behalf of the Petitioner, Tropical Recycling and the Land Owner, Railside LLC, Culpepper & Terpening, Inc. is requesting a Conditional Use (CU) approval to allow a commercial recycling facility on the property.

The property is zoned as Light Industrial (IL) and the proposed operations of the recycling facility will be totally enclosed within the existing 52,173 square foot building and will not have any outside storage of materials. In addition the facility is proposed to accept commercial recyclable products.

THE PETITIONER

Tropical Exchange Corporation (DBA: Tropical Recycling), currently operates at two (2) locations in Palm Beach County that service both retail and commercial accounts. These facilities recycle material from as far north as Indian River County, west to Sarasota and south to Miami. Their client includes Indian River County, St. Lucie County, Republic Services, Waste Pro, Town of Lake Park, Advance Disposal and numerous licensed commercial recycling companies.

Mr. Brian Katz and his family has over 40 years in the recycling business and he personally has grown Tropical Recycling from 3 employees in 2009 to 21 employees today and processes over 3,000 tons per month of material.

Tropical Recycling currently has been awarded a contract which requires processing of 1,500 tons per month from the Treasure Coast area and is hopeful of expanding to a location within the Treasure Coast to accommodate their growing business. This facility will provide the space to immediately meet this demand and allow room to grow the business to an ultimate capacity of 4,000 tons per month.

It is anticipated that 15 new employees will be hired to staff the Treasure Coast facility with a future expansion to 30 employees.

THE SITE HISTORY & CHARACTERISTICS

Tropical Recycling will be located in the westerly portion of the old "Tree Sweet" Plant site, located on the north side of Bell Avenue between Sunrise Boulevard and Enterprise Road. The Tree Sweet Plant site, Parcel ID Number 2428-431-0001-000-1, contains 208,319 square feet of buildings, located on 31.43 acres.

The petition is for a portion of the west side of the site, containing approximately 7.73 acres and 52,173 square feet of buildings.

The site currently has a Future Land Use designation of Industrial (I) and a Zoning designation of Industrial Light (IL). The Tree Sweet Plant, originally constructed in 1975, operated at this location for several decades and was closed in the early 2000's. Since then use of the property has been limited.

To the north of the site, lies the 84 Lumber Yard and undeveloped lands with a Future Land Use designation of Industrial (I) and a Zoning designation of Industrial.

The East side of Tropical Recycling will be buffered by the remaining portions of the old Tree Sweet Plant Buildings and no actives will be visible from Enterprise Road. The east side of Enterprise Road is home to several commercial and industrial businesses, including Big Red Tomato, Treasure Coast Pumps and Motors, and Napa Auto Parts. The Future Land Use designation is Industrial (I) and a Zoning designation of Industrial (I).

The South side is the White City Cemetery, and the Department of Justice Work Release Center. The Future Land Use designation by St. Lucie County is Public Facility (PF) and a Zoning designation of Public Institutional (I).

To the west, lies the eight (8) developed residential homes in the Sunrise subdivision. The building is over 400 feet from the nearest residential structure and is well buffered by an existing 100 foot native buffer that will remain intact. The Future Land Use designation by St. Lucie County is Residential Urban (RU) and has a Zoning designation of Residential Single Family (RS-4).

SITE PLAN

Tropical Recycling Site Plan requires no modification to the existing 52,173 square foot building footprint of the old "Tree Sweet" Plant, nor will it require any increase in the overall impervious areas. Exterior modifications and upgrades will be made to the building to accommodate the processing of the recyclable material and office areas. A 480 square foot modular scale house and temporary office will be located adjacent to the scales. The structure will be used as a temporary office during the remodeling and ramp up period.

All recyclable material delivery trucks will enter and go thru the scales for weighing, prior to delivering the material to one of the receiving bays. Recyclable material will be received in one of the two (2) receiving bays on the west side of the building. Receiving Bay No.1 will be reserved for the 100 cyds, walking floor truck deliveries. The trucks delivery materials covered with a tarping mechanism and are unloaded into the building with the "walking floor." Receiving Bay No. 2 will be reserved for recyclable material from licensed commercial haulers such as Iron Mountain, ShredAssured and A-Shred-Ahead.

The material will be sorted and stored inside of the building as it goes down the conveyor separator. Glass and non recyclables (i.e.: PVC pipe, Styrofoam, and non recyclable plastic) will be separated and placed into one of two (2) 40-cyds dumpsters on the east side of the building. Both of these dumpsters are screened by the other buildings on the site.

The recyclables will then be bailed inside of the building, stored and loaded into trucks for shipping.

21 parking spaces for employee and visitor parking is provided at the front entrance to the building. In addition 9 employee parking spaces are provided in the rear of the building.

HOURS OF OPERATION

The facility will operate six (6) days per week from 7am to 5 pm daily and will be closed on Sunday.



PARKING

The City has no specific parking requirements associated with the operation of a recycling facility and the nearest match comes under the designation of manufacturing, wholesale trade and warehouse establishment. The required parking based on the City's Manufacturing designation of one parking space per 600 square feet of building would require a total of 87 parking spaces for the site.

We are requesting that the parking requirements be based on the *Institute of Transportation Engineer's* (the "ITE") *Parking Generation Manual*, 4th Edition. Since all of the recyclables are stored and processed inside of the building, a mix of the ITE Land Use Codes will be proposed. In calculating the parking demands under ITE an average parking ratio will be used based on the Land Use Code 110, "General Light Industrial" and ITE Land Use Code 150, "Warehousing." ITE Code 110 parking ratio requires 1.0 space per 1,000 square foot of building and ITE Land Use Code 150, "Warehousing" parking ratio requires 0.5 spaces per 1,000 square foot of building or one space per employee. In analyzing the floor plan and use of the building a ratio of 15% General Light Industrial to 85% Warehouse was use in determining the parking requirements.

The required parking spaces based on the average ITE Code is thus 0.58 spaces per 1,000 square foot of building or 30 spaces for the site. Since the maximum number of employees is anticipated to be around 30, a total of 30 parking spaces are provided in the Site Plan.

TRAFFIC

The trips generated by the project include both the trips generated by the employees, operations, and the receiving & shipping of recyclable materials at full operating capacity of the facility.

At full capacity the recycling volume is estimated to be 4,000 tons per month and will employ 30 new employees. At a production rate of 4,000 tons per month, the facility on an average day will receive 18 deliveries of recyclable products and will ship 7 trucks.

All deliveries and shipping will be routed as follows:

Southbound receiving and northbound shipping traffic will exit at the I-95 & SR 70 Interchange, then SR 70 east to Jenkins Road, south on Jenkins to Edwards Road, east on Edwards Road to Oleander Avenue, south on Oleander Avenue to Bell Avenue, then west on Bell Avenue to the Project.

Northbound receiving and southbound shipping traffic will exit at the I-95 & Midway Road Interchange, then Midway Road east to Glades Cut-Off Road, north on Glades Cut-Off Road to Selvitz Road, continuing north on Selvitz Road to Edwards Road, then east on Edwards Road to Oleander Avenue, south on Oleander Avenue to Bell Avenue, then west on Bell Avenue to the Project.

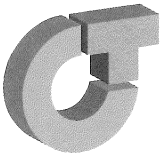
The project will generate a total of approximately 91 new trips per day.

RIGHT-OF-WAY

Bell Avenue is a County right of way, with a future right-of-way designation of 70 feet; the existing right of way width varies from 48 feet to 63 feet. A 2.5 foot dedication will be made to St. Lucie County as a fair share to meet the County's future right-of-way needs.

BELL AVENUE SIDEWALK

The project has approximately 700 feet of frontage along Bell Avenue and in accordance with both the City and County's Land Development Code will be required to construct or provide "Fee-in-Lieu Option" for the



construction of a sidewalk along the frontage. Given the location of the project and surrounding uses the petitioner is proposing to provide a “Fee-in-Lieu Option” to all the use of the funds within the community.

LANDSCAPING AND BUFFERING

The building is over 400 feet from the nearest residential structure, located to the west and is well buffered by an existing 100 foot vegetative buffer. Existing parking within the Bell Avenue right of way will be removed and new landscaping buffers will be planted. In addition landscaping will be planted in the front parking lots.

No additional buffering is proposed along the north and east sides since they abut existing buildings and developed industrial properties.

