

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:15-126

File: CFTP Planning

Sender's Email: smatthes@ct-eng.com

August 28, 2015

VIA: *Hand Delivery*

Mr. Kori Benton, Senior Planner
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Tropical Recycling – 1450 Bell Avenue - Conditional Use
Response to TRC Comments Dated August 19, 2015 & Planning Board Submittal**

Dear Mr. Benton:

On behalf of the Tropical Exchange Corporation, please accept this re-submittal in response to your TRC comments dated August 19, 2015. The following materials are enclosed for review and forwarding to the Planning Board:

1. One (1) Original and (9) Copies of the Project Narrative;
2. One (1) Original and (9) Copies of the Color Elevation, prepared by James E. Gilgenbach Architecture & Planning;
3. One (1) Original and (9) Copies of the original Boundary Survey, prepared GCY;
4. One (1) Original and (9) Copies of the signed & sealed revised Site Plan and Autoturn Exhibit, prepared by Culpepper & Terpening, Inc.;
5. One (1) Original and (9) Copies of the revised Preliminary Landscape Plan, prepared by Boggs Planning + Landscape Architecture;
6. One (1) Original and (9) Copies of the Floor Plan, prepared by James E. Gilgenbach Architecture & Planning ; and
7. One (1) CD containing the submitted materials in pdf format.

Our itemized responses are as follows:

1. The Landscape Plan shall be updated to reflect the Code Required Interior Vehicular Use Area Landscaping within the subject planning area. Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:
 - a. Lots with vehicular use areas... areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

Response: The Site Plan and Landscape Plan have been revised to reflect the additional interior landscape islands as discussed at our project review meeting held on Friday, August 21, 2015.

A few potential locations have been identified by staff for discussion.

Response: So noted and included as referenced in the response above.

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2. Pursuant to City Code Section 22-187 (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:
 - a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land, which is at least ten (10) feet wide.

Response: As per our meeting, we will add landscaping along the west side of the pavement to provide an enhanced buffer to the west and provide landscaping along the north side of the building. The northern property line is approximately 1,000 for the existing pavement and is occupied by an industrial use. Given the distance we opted to increase the interior landscaping of the site along the existing building.

- b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

Response: The number of trees has been adjusted for the new landscape areas provided in the revised Site plan.

Please provide the required trees between the north end of the vehicular use area and the adjacent property to the north. Some of the presented palms along the western end of the structure may be relocated to this area.

Response: The required trees have been added along the north side of the existing building.

3. In reviewing the provided landscape plan, it appears that two live oaks presented are not accounted. Pursuant to City Code Section 22-187 (1) (e) The removal of Schinus terebinthifolius (Brazilian pepper) trees shall be a condition of any final development order. Staff encourages a phased removal plan, to eliminate Brazilian peppers along the western property line, and where necessary, replace with native vegetation capable of providing similar buffering for the residential properties to the west.

Response: The tabular data within the landscape plan has been corrected and adjusted for the revised Site plan. The western portion of the site is comprised of an existing vegetation barrier between the residential development and the property. The vegetation shall be reviewed and a phase exotic removal plan prepared as part of the building permit submittal.

4. Pursuant to City Code Section 22-187 (1) (e) The removal of Schinus terebinthifolius (Brazilian pepper) trees shall be a condition of any final development order. Staff encourages a phased removal plan, to eliminate Brazilian peppers along the western property line, and where necessary, replace with native vegetation capable of providing similar buffering for the residential properties to the west.

Response: The existing vegetation shall be reviewed and a phased exotic removal plan will be provided with the building permit submittal.

5. Please advise of the intent or construction type of the proposed "temporary" office near the truck scale. Will this be a retrofitted shed, or more temporary structure?

Response: The scale house for the project will be used temporarily as an office until the interior renovations are completed. The scale house will remain after the temporary office use in no longer needed.

6. Pursuant to City Code Section 22-34 (c) (4) Materials or objects, which would detract from the open space, character of an uncovered or unenclosed area will not be permitted in such an area. Please ensure that any such material (recyclable materials) are not located within an uncovered or unenclosed area, in a manner which detracts from the open space character of the site, or causes odor to adjacent sites.

Response: All recyclable materials will be stored within the existing buildings.



7. Pursuant to City Code Section 22-62 (b) & (d) the applicant seeks to provide payment in-lieu of providing a sidewalk along Bell Avenue. This is acceptable; however, a sidewalk connection shall be made from the building entrance, to the adjacent right-of-way.

Response: A sidewalk connection from the building to the Bell Ave. Right-of-Way has been added to the Site plan.

8. Pursuant to City Code Section 22-60 (a) (3) Unlisted uses.
- b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

Response: The parking ratio has been adjusted to 1.5 spaces per employee to be consistent with similar facilities.

- c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

Response: The parking ratio has been adjusted to 1.5 spaces per employee to be consistent with similar facilities.

The application provides a parking ratio of 1 space per employee. Please provide data or rationale consistent with subsection c. above to justify the present calculation. Will 30 employees be present during normal business hours?

Response: There will be 30 employees during normal business hours. The parking ratio has been increased to allow for 50% more spaces than employees.

9. Pursuant to City Code Section 22-60 (f) (1) Please provide short-term bicycle parking consistent with subparts a. – d. and the determined parking demand as previously noted. At the current level of parking, a bicycle rack capable of serving three (3) bikes is acceptable.

Response: A bicycle rack has been added to the Site Plan

10. As acknowledged in the Site Plan Sheet, a site photometric plan, meeting the requirements of City Code Section 22-60 (j), shall be provided prior to review by the Planning Board.

Response: The site has existing lighting. The lighting shall be reviewed by an electrical engineer and a photometric and site lighting plan will be provided as part of the building permit submittal.

11. Pursuant to City Code Section 22-61 (b) (1) & (3), the subject site contains drive-way configurations and characteristics that are not compliant with current Code requirements, however the presented plan reduces the non-conformity by reducing the width of the western most driveway on-site. Please provide insight into the necessity for the 60ft. wide driveway, and connection between the vehicular parking are and industrial truck traffic. These entrances/exits should be delineated further to prevent traffic conflicts. Furthermore, please ensure stop signs are provided at each exit, onto Bell Avenue.

Response: The existing driveway for access to the rear of the property has been reduced to 40' which is compliant with St. Lucie County code. Stop signs and stop bars have been added at both project site exit locations.



12. Please advise whether the existing chain-link fence, parallel to Bell Avenue, will be altered or replaced within the scope of work. If so, the new fence along the ROW shall be consistent with the City's design review guidelines.

Response: The existing chain link fence, which is well interior to the project, will be retained. The screening will be replaced where it is currently missing.

We trust that this re-submittal is as required to allow the conditional use review process to be reviewed by the Planning Board. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

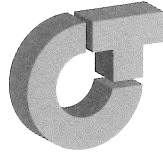
CULPEPPER & TERPENING, INC.


Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed above

Cc: Brian Katz
Steven Weaver





CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:15-126

File: CFtP Eng

Sender's Email: smatthes@ct-eng.com

August 28, 2015

VIA: *Hand Delivery*

Mr. John Andrews, P.E., City Engineer
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Tropical Recycling – 1450 Bell Avenue - Conditional Use
Response to TRC Comments Dated August 11, 2015**

Dear Mr. Andrews:

On behalf of the Tropical Exchange Corporation, please accept this re-submittal in response to your TRC comments dated August 11, 2015. The following revised materials are enclosed for review:

1. One signed & sealed revised Site Plan and Autoturn Exhibit, prepared by Culpepper & Terpening, Inc.; and
2. One revised Preliminary Landscape Plan, prepared by Boggs Planning + Landscape Architecture.

Our itemized responses are as follows:

1. The survey submitted was strictly a boundary survey/specific purpose survey that was completed in December 2001. A certified copy of the Boundary and Topographic Survey was not included with the submittal package. Please forward a certified copy of the boundary and topographic survey which shall meet the minimum requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
Response: An updated Boundary and Topographic Survey which includes the topographic information of the site planning area is being prepared. The survey will be completed and delivered prior to the Planning Board meeting.
2. The survey indicates that the project is located in Martin County; please make the appropriate revisions.
Response: The updated survey will be corrected.
3. The site plan proposes nine handicap parking stalls located on the north side of the building. Please verify that these stalls will in fact be handicapped stalls, if so indicate the appropriate signing and striping.
Response: The revised Site plan has adjusted the parking spaces on the property. The 9 spaces along the north side of the building were incorrectly labeled as handicapped.

4. The plan indicates a new 6' wide concrete sidewalk on site; please include the appropriate construction detail for this sidewalk.

Response: The construction detail for the sidewalk will meet City code and be provided with the Building Plan submittal.

We trust that this re-submittal is as required to allow the conditional use review process to continue. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

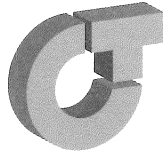


Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed above

Cc: Kori Benton, CFtP Planning
Brian Katz
Steven Weaver





CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:15-126

File: SLC R&B

Sender's Email: smatthes@ct-eng.com

August 28, 2015

VIA: *Hand Delivery*

Mr. Chris LeStrange, Manager
St. Lucie County Road & Bridge Dept.
3071 Oleander Ave.
Fort Pierce, FL 34982

**RE: Tropical Recycling – 1450 Bell Avenue - Conditional Use
Response to TRC Comments Dated August 18, 2015**

Dear Mr. LeStrange:

On behalf of the Tropical Exchange Corporation, please accept this response to your TRC comments dated August 18, 2015. The following revised materials are enclosed for review:

1. One signed & sealed revised Site Plan and Autoturn Exhibit, prepared by Culpepper & Terpening, Inc.; and

Our itemized responses are as follows:

1. The radius on the NW corner of Oleander and Bell has some drainage issues in the grass shoulder that will most likely be aggravated by the addition of larger trucks running into the shoulder making wide right turns as discussed.
Response: So noted. As this is an existing building, offsite improvements to existing conditions are not contemplated as part of this project.
2. The curbed right turn lane at Edwards southbound onto Oleander is an issue for large trucks. We have a problem with them running up the curb and damaging the curb, walk, shoulder and a manhole in this location.
Response: So noted. As this is an existing building, offsite improvements to existing conditions are not contemplated as part of this project.

We trust that this re-submittal is as required to allow the conditional use review process to continue. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

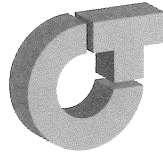

Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed above

Cc: Kori Benton, CFtP Planning
Brian Katz
Steven Weaver

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C&T Project No.:15-126

File: SLC PW

Sender's Email: smatthes@ct-eng.com

August 28, 2015

VIA: *Hand Delivery*

Mr. Ron Harris, County Surveyor
2300 Virginia Ave.
Ft. Pierce, FL 34982

**RE: Tropical Recycling – 1450 Bell Avenue - Conditional Use
Response to TRC Comments Dated August 18, 2015**

Dear Mr. Harris:

On behalf of the Tropical Exchange Corporation, please accept this response to your TRC comments dated August 18, 2015. The following revised materials are enclosed for review:

1. One signed & sealed revised Site Plan and Autoturn Exhibit, prepared by Culpepper & Terpening, Inc.; and
2. One revised Preliminary Landscape Plan, prepared by Boggs Planning + Landscape Architecture.

Our itemized responses are as follows:

1. Bell Avenue is under the jurisdiction of the St. Lucie County.

Response: So Noted.

2. The subject parcel is located within the urban service area. Chapter 7.05.04 of the St. Lucie County Land Development Code requires that the owners of non-residential developments greater than 6000 square feet shall construct sidewalks within the right of way of all abutting streets. If the applicant is unable to construct the concrete sidewalks due to topographic conditions, he may request the fee-in-lieu option. All requests shall be in writing and shall clearly indicate why the construction of the sidewalks would be a disproportionate burden to the developer. Please contact Ron Harris, County Surveyor at 462-1721.

Response: Due to the limited right-of-way, industrial characteristics of Bell Avenue, and lack of adjoining sidewalks within the area, we respectfully request payment of a fee-in-lieu rather than constructing a sidewalk along the property frontage.

3. The right of way of Bell Avenue at the project location varies between 48' and 68'. Chapter 7.05.03 indicates the minimum right of way requirements for a two lane roadway are 70-feet. The applicant's proportionate right of way donation shall vary based on current right of way configuration and also the location of the existing White City Cemetery. 12' for the western portion (approximately the west 340'), 22' for the middle portion (approximately 440') (It appears that the required right of way request for the middle portion will impact the existing parking lot and may not be practical at this time. We however reserve the right to re-address the right of way issues (if the parking lot is reconstructed) and 2' for the eastern portion (approximately 440'). It is suggested that the applicant contact the County Surveyor to discuss the right of way issues.

Response: So noted. A meeting will be scheduled to discuss the appropriate Right-of-Way donation along the property frontage. The outside row of existing parking adjacent to Bell Avenue has been deleted from the Site Plan to accommodate the request.

4. The applicant is advised that a St. Lucie County right of way permit will be required for all construction activities within County road right of ways.
Response: So noted. An application shall be made upon approval of the Site Plan.
5. The applicant is advised that the separation distance between the two way driveway and the one way driveway do not meet the required separation distance (150') for a commercial driveway. It is noted that this is an existing condition.
Response: As this is an existing facility, we request that the driveways, as modified and enhanced as part of the Site Plan, be accepted by the County. Additional signage and marking will be provided to create a safe driving condition.
6. It is noted that the maximum driveway width for a two way commercial driveway pursuant to Chapter 7.05.06 of the St. Lucie County Land Development Code is 40'. You are proposing a width of 60.3' for the western driveway.
Response: The driveway width has been decreased to 40'.
7. The applicant is advised that there may be an issue with the radius at the intersection of Bell Avenue and Oleander Avenue. Please contact St. Lucie County Road and Bridge Manager Chris Lestrangle 462-2829.
Response: Contact will be made with Mr. Lestrangle, Road and Bridge Manager, upon approval of the Conditional Use.
8. You have indicated that a WB-67 will be utilized for the shipping and receiving of the recyclable products. Will this be the largest tractor trailer vehicle utilized for this operation?
Response: Yes, this will be the largest vehicle utilized for the operations.
9. What is the finished floor elevation of the existing structure?
Response: The existing finished floor elevation will be provided with the updated Survey.
10. Please demonstrate (topography) that the existing drainage will function as stated within note #16 and indicated on the site plan.
Response: The topography of the project area will be provided with the updated survey showing how the existing site drainage functions within the limits of the project area.

We trust that this re-submittal is as required to allow the conditional use review process to continue. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.


Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed above

Cc: Kori Benton, CFtP Planning
Brian Katz
Steven Weaver

