

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, September 15, 2015 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
  - a. Minutes of the August 11, 2015 meeting
7. **NEW BUSINESS**
  - a. Annexation - 5550 S US Hwy 1 and Smallwood Avenue (5300 S US Hwy 1)
  - b. Zoning Text Amendment - "Multi-Dwelling Building" as a permitted use within the R-5, High Density Residential zone.
  - c. Conditional Use - The Perky Puppy - 509 Georgia Avenue
  - d. Conditional Use - Tropical Recycling - 1450 Bell Avenue
8. **BOARD COMMENTS**

## 9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board**

**6. a.**

Meeting Date: 09/15/2015

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Information

REQUESTED ACTION

Minutes of the August 11, 2015 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Planning Board Minutes 8/11/15

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**Form Review**

Form Started By: Alicia Rosenthal  
Final Approval Date: 09/01/2015

Started On: 09/01/2015 09:01 AM

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **AUGUST 11, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Eduardo Mujica; Tim O'Connell; Robert Poitier; John George; Marcia Baker; Brian Paul; Charles Hayek; Steve Weaver; Mike Dahan; Bob Burdge, Chairman

Absent: Erica Klevers; Eloise Cumings

Staff Present: Rebecca Grohall, AICP, Planning Manager  
James Walker, Assistant City Attorney  
Kori Benton, Senior Planner  
Clarissa Davis, Planner  
Vennis Gilmore, Planning Analyst

**4. CONSIDERATION OF ABSENCES**

Motion was made by Tim O'Connell, and seconded by John George to approve the absences of Ms. Cumings and Ms. Klevers.

AYE: Mike Dahan, Steve Weaver, Charles Hayek, Brian Paul, Marcia Baker, John George, Robert Poitier, Tim O'Connell, Eduardo Mujica, Chairman Bob Burdge

Passed

**5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Weaver and Mr. Poitier were made active members for the meeting.

**6. APPROVAL OF MINUTES**

- a. Minutes of the July 14, 2015 meeting.

Motion was made by Charles Hayek, and seconded by John George to approve the minutes of the July 14, 2015 meeting.

AYE: Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Chairman Bob Burdge

Passed

## 7. NEW BUSINESS

### a. Conditional Use - 4490 Okeechobee Road - Daniel M. Foundation, Specialized Childcare Facility

Mr. Benton noted a minor address update to the application. The correct address is 4300 Okeechobee Road, Suite 48 and 48A. Mr. Benton gave an overview of the conditional use application. The Board discussed the application and asked questions of Mr. Benton.

Greg Melton, Executive Director for the Daniel M. Center for Behavioral Change, provided additional information about the facility and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval of the requested Conditional Use.

AYE: Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge

Passed

### b. Zoning Atlas Amendment - 601 Seaway Drive - Causeway Cove

Mr. Paul recused himself from voting because he has an existing business relationship with the property owner.

Chairman Burdge asked Assistant City Attorney Walker if a recused member has the ability to ask questions and Mr. Walker stated no.

Mr. Weaver recused himself because he has an ongoing business relationship with the applicant.

Mr. Walker explained that only an elected public official may participate in discussion while abstaining from voting. An appointed member of a Board does not have the ability under the statute to participate in discussions.

Mr. Benton gave an overview of the application. Bill Stoddard from Schulke, Bittle and Stoddard provided additional information on the property. Greg Melton, Business Owner, inquired about the traffic impact and the boat ramp being available to the public.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the request.

AYE: Marcia Baker, Charles Hayek, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Chairman Bob Burdge

Passed

c. Site Plan and Design Review - 3200 Edwards Road - Proposed 216 unit rental apartment development

Ms. Davis gave an overview of the application for Mariner Cove apartments and stated the project was approved back in 2005/2006 but it has since expired. Ms. Davis answered questions from the Board.

Stanley Markofsky, Owner and Developer, clarified that he was not the original applicant in 2005-2006 and he also provided additional information on the playground area, lighting and security.

William McCain, Engineer of Record on the Project, explained how the parking was configured.

Buford Yates, Resident of 3424 Jenkins Road, inquired about road improvements and traffic on Edwards Road and Jenkins Road.

The Board discussed the application and asked questions of Mr. Markofsky and Mr. McCain.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission to approve the Site Plan and Design Review application with the condition that active security cameras be placed around the clubhouse and recreation area.

AYE: Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Chairman Bob Burdge

Passed

d. Comprehensive Plan Map Amendment - 401, 411, 426, 500, 507, 509 and 515 S. Indian River Drive

Ms. Davis gave an overview of the Amendment and answered questions from the Board.

William Stoddard, Applicant, provided additional information on the properties on Indian River Drive and also answered questions from the Board.

Mr. Benton, Senior Planner and Former Historic Preservation Officer explained the Historic Districts in the City of Ft. Pierce and benefits of being in a historic district.

Rick Reed, Resident who used to live in the neighborhood, explained the Historic District designation was placed upon the homes.

Motion was made by Brian Paul, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Chairman Bob Burdge

Passed

- e. Proposed Amendment to City Code Section 22-22 - Allowed uses; to allow Bed and Breakfasts as a Conditional Use within the C-1, Office Commercial District.

Mr. Gilmore gave an overview of the proposed amendment and answered questions from the Board.

Motion was made by Charles Hayek, and seconded by Marcia Baker to forward a recommendation of approval of the proposed amendment to the City Commission.

AYE: Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Chairman Bob Burdge

Passed

## 8. **BOARD COMMENTS**

The next meeting will be held on Tuesday, September 15, 2015.

Mr. Walked expanded on discussion earlier in the evening regarding Board participation in conflict situations within the context of the motion. He stated that Board participation does not preclude the individual as a private citizen from speaking in the public portion of that agenda item.

## 9. **ADJOURNMENT**

**Planning Board**

**7. a.**

Meeting Date: 09/15/2015

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Information

REQUESTED ACTION

Annexation - 5550 S US Hwy 1 and Smallwood Avenue (5300 S US Hwy 1)

LOCATION

5550 S US Hwy 1 and Smallwood Avenue (5300 S US Hwy 1)

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Approval

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Attachments

[Staff Report](#)

[Property Record Cards](#)

[Annexation Agreements](#)

[Location Map](#)

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**Form Review**

Form Started By: Clarissa Davis

Started On: 09/08/2015 11:42 AM

Final Approval Date: 09/08/2015



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

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**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**RE:** **5550 South US Hwy 1 & Smallwood Avenue Annexations**

**DATE:** September 8, 2015

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### STAFF REPORT

Staff is requesting approval for the annexation of two parcels located at 5550 S US Hwy 1 and Smallwood Avenue (5300 S US Hwy 1). On July 15<sup>th</sup>, 2015, the City Commission approved an annexation of several properties along the South US Hwy 1 corridor between Midway Road and Ulrich Road. With help from the Fort Pierce Utility Authority, staff was able to compile multiple annexation agreements, new and old, for the aforementioned package. In further review of these agreements, it was apparent that two parcels were omitted from the list of properties, but were found embedded within the legal description. This item is to properly annex these parcels. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County has been notified and is aware of the selected parcels being proposed for annexation.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

#### ***Comprehensive Plan***

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City

policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The estimated taxable amount for the properties proposed for annexation is undetermined. Property values for 5550 S US Hwy 1 have yet to be assessed as this property was recently split and is considered a “new account” at the Property Appraiser’s office. Assessment will occur January 1<sup>st</sup> of the coming year. With a millage rate of 6.5786%, taxable revenue for the property located on Smallwood Avenue is estimated at \$664.

***Staff Recommendation***

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

## Property Identification

Site Address:	TBD
Parcel ID:	3410-509-0000-000-0
Account #:	179461
Map ID:	
Use Type:	0900
Zoning:	CG
City/County:	Saint Lucie County

## Ownership

Coastal Professional Plaza Condominium Association Inc  
11168 Lands End Chase  
Port St Lucie, FL 34986

## Total Areas


Land Size (acres):	2.35
Land Size (SF):	102,366

## Legal Description

COASTAL PROFESSIONAL PLAZA, A CONDOMINIUM- A  
CONDOMINIUM COMPRISING A PART OF SECTION 10  
TOWNSHIP 36 RANGE 40 ALL MPD AND SHOWN IN  
DECLARATION OF CONDOMINIUM OR 3040-2133 (2.35 AC -  
102,366 SF)

## Current Values

Just/Market Value:	\$0
Assessed Value:	\$0
Exemptions:	\$0
Taxable Value:	\$0

Taxes for this parcel: SLC Tax Collector's Office 

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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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## Property Identification

Site Address: SMALLWOOD AVE  
Parcel ID: 3403-433-0004-000-4  
Account #: 38805  
Map ID: 34/03S  
Use Type: 0000  
Zoning: CG  
City/County: Saint Lucie County


### Ownership

Deeanna D Francisco  
Craig E Francisco  
Melanie M Francisco  
PO Box 3715  
Fort Pierce, FL 34948

### Legal Description

3 36 40 BEG 250 FT W OF NE COR OF SW 1/4 OF SW 1/4 OF SE 1/4  
RUN W 100 FT,TH S 181 FT,TH E 100 FT,TH N 181 FT TO POB-LESS  
N 25 FT- (0.36 AC) (OR 2491-2001)

### Current Values

Just/Market Value: \$10,100  
Assessed Value: \$10,100  
Exemptions: \$0  
Taxable Value: \$10,100  
Taxes for this parcel: SLC Tax Collector's Office 



### Total Areas

Land Size (acres): 0.36  
Land Size (SF): 15,682

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This information is believed to be correct at this time but it is subject to change and is not warranted.  
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

Rec'd 18.50

RETURN TO: BOX 145 This instrument prepared by: <p style="text-align: center;">RAMESH T. KUMAR                  11168 LANDSEND CHASE                  PORT ST. LUCIE, FL 34926</p> Property Appraisers Parcel Identification (Folio) Number(s): 3403-502-0300-010-3 3403-502-0300-000-0	ANNEXATION AGREEMENT CORPORATION
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TO: WATER/WASTEWATER ENGINEERING  
 FORT PIERCE UTILITIES AUTHORITY  
 POST OFFICE BOX 3191  
 FORT PIERCE, FLORIDA 34948-3191

5550 SOUTH US HWY #1  
 Location Address  
 11168 LANDSEND CHASE  
 PORT ST. LUCIE, FL. 34926  
 Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property, which I own, to wit:

COPY

SEE ATTACHED EXHIBIT 'A'

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

7 day of Feb, 2006

Attest: Ruth T. K. Secretary

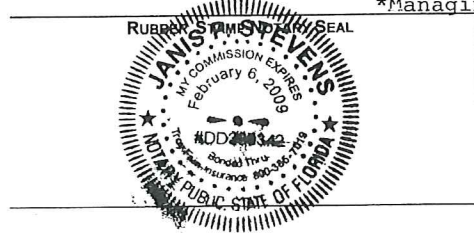
Ruth T. K. GRANTOR  
 ST. LUCIE COUNTY LEASING, LLC, a Florida Limited Liability Company

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

<p><u>Janis Stevens</u>                  Witness Signature                  Janis Stevens                  Printed Witness Signature</p> <p><u>Delora Diotter</u>                  Witness Signature                  Delora Diotter                  Printed Witness Signature</p>	<p><u>Ruth T. K.</u>                  Managing Member <del>SECRET</del> (Signature)                  RAMESH T. KUMAR M.D.                  Printed Signature                  11168 Landsend Chase                  Address                  Port St Lucie, FL 34926                  City, State, Zip</p>
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STATE OF FL  
 COUNTY OF DKEECHOSSEE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RAMESH T. KUMAR ~~SECRET~~ SECRET St. Lucie County Leasing, LLC, known to me to be the ~~President and Secretary~~ Managing Member respectively of ~~St. Lucie County Leasing, LLC~~ the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's License and that an oath (was-not) taken.



\*Managing Member

Witness my hand and official Seal in the County and State last aforesaid this 2 day of February A.D. 2006

Janis P. Stevens  
 Notary Signature  
Janis P. Stevens  
 Notary Printed Signature

EXHIBIT 'A'

Legal Description

THE SOUTH 100 FEET OF THE NORTH 1/2 OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 602, PAGE 1667, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF LOT 234, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR CANAL RIGHT OF WAY AND LESS THE SOUTH 100 FEET THEREOF, AND LESS THE FOLLOWING: LESS A 61-FOOT WIDE STRIP OF LAND SITUATED IN THE NORTH 1/2 OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 234 WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 00°0'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.00 FEET; THENCE RUN SOUTH 89°49'14" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 234, A DISTANCE OF 275.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 228.00 FEET; AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.98 FEET, TO THE POINT OF REVERSE CURVE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 272.00 FEET AND A CENTRAL ANGLE OF 29°25'31"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.69 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT NEW CANAL; THENCE RUN SOUTH 00°04'23" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 65.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 211.00 FEET AND A CENTRAL ANGLE OF 23°52'45", FROM WHICH POINT ITS CENTER BEARS SOUTH 23°40'59" EAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.94 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 289.00 FEET AND A CENTRAL ANGLE OF 47°44'30"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.81 FEET, TO A TANGENT INTERSECTION WITH SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 234; THENCE RUN NORTH 89°49'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 274.92 FEET, TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE POINT OF BEGINNING.

AND LESS AND EXCEPTING:

AN 18 FOOT WIDE STRIP OF LAND RESERVED FOR AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE OVER AND ACROSS THE NORTH 1/2 OF LOT 234, OF WHITE CITY, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 616, ON PAGE 1121, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

1054583

Director of Utilities  
Fort Pierce Utilities Authority  
206 South 6th Street  
Fort Pierce, Florida 33450

Rec Fee \$ 10.50 DOUGLAS DIXON  
Add Fee \$ \_\_\_\_\_ St. Lucie County  
Doc Tax \$ \_\_\_\_\_ Clerk of Circuit Court  
Int Tax \$ \_\_\_\_\_ by ED  
Total \$ 10.50 Deputy Clerk

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

SEE ATTACHED SHEET

COPY

The mailing address of the above described property is:

5300 So. U.S. #1  
FT. PIERCE, FLA. 34982

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF WE hereunto set OUR hand and seal this 17 day of May, 1990

WITNESSES:

[Signature]  
[Signature]

[Signature] (SEAL)  
Emil Francisco, Jr. (SEAL)  
Delayne Francisco (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF Florida

COUNTY OR St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Emil Francisco, Jr. and Delayne Francisco, His Wife to me known to be the persons described in and who executed the foregoing instrument and THEY acknowledged before me that THEY executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 17 day of May, 1990.

[Signature]  
Notary Public, State of Fla.  
at Large.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXPIRES 02/10/1990  
BONDED 1000 GENERAL INS. USD.

COPY

PARCEL I

Beginning at a Point in the SW corner of SPALWOOD AVENUE and the intersection of U.S. Highway No. 1, which intersection is located in the Northwest corner of the SW 1/4 of the SE 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida, for POINT OF BEGINNING; Thence run South along the East right-of-way of U.S. Highway No. 1 a distance of 146 feet, more or less, to the intersection of the North boundary of a certain 10 foot easement for ingress and egress and the East right-of-way boundary of U.S. Highway No. 1; Thence run East 160 feet along the Northern boundary of the aforesaid easement to a point; thence South 10 feet; thence East 175 feet; thence North 81 feet; thence West 200 feet; thence North 75 feet to the South right-of-way boundary of SPALWOOD AVENUE; thence West along the South boundary of SPALWOOD AVENUE 135 feet, more or less, to the POINT OF BEGINNING.

PARCEL II

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 250 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 for Point of Beginning, thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS NORTH 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

PARCEL III

Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida; Beginning 300 feet West of the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 thence West 50 feet; thence South 100 feet; thence East 50 feet; thence North 100 feet to Point of Beginning, LESS North 25 feet for road right of way and LESS and EXCEPT all rights of way for public roads and drainage canals.

COPY

90 AL-2 PB:25  
1054583-64


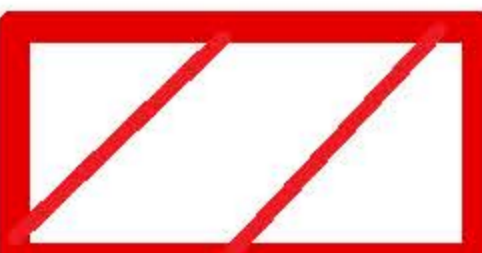
FILED AND RECORDED  
BY DOUGLAS DIXON CLERK  
ST. LUCIE COUNTY, FL.

# Location Map



## Legend

### City Limits

-  City Limits
-  Selected Parcels

**Planning Board**

**7. b.**

Meeting Date: 09/15/2015

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Information

REQUESTED ACTION

Zoning Text Amendment - "Multi-Dwelling Building" as a permitted use within the R-5, High Density Residential zone.

LOCATION

n/a

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Approval

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Attachments

Staff Report

Use Chart Excerpt

R-5 Location Map

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**Form Review**

Form Started By: Clarissa Davis  
Final Approval Date: 09/08/2015

Started On: 09/08/2015 01:29 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**SUBJECT:** Text Amendment – Multi-Dwelling Building

**DATE:** September 8<sup>th</sup>, 2015

### STAFF REPORT

#### Staff Analysis:

This text amendment is a staff initiated proposal to amend code Section 22-22(e) *Allowed Uses – Use Table* in regards to the use “Multi-Dwelling Building”.

In November of 2013, the semi-restricted uses and conditional uses within the City of Fort Pierce code of Ordinances were converted into a tabular form. As time has progressed, staff has become aware of some of the errors within what is now called the “Use Chart” as a result of this conversion. The use “Mutli-Dwelling Building” is reviewed as a synonym for “dwelling, multifamily” which is defined within the American Planning Association’s Planner Dictionary as the following: “A building containing four or more individual dwellings with separate cooking and toilet facilities for each dwelling. (Durham, N.C.); A dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, and including apartments, group homes, row houses, and condominiums; also multiple dwellings. (Stonington, Conn.)”. The R-5, High Density Residential zone’s purpose is “to encourage the development of multifamily dwellings”. In staff’s review, it has been determined that allowing “Multi-Dwelling Building” as a permitted use within this zone will fulfill its purpose.

Code Section 22-131 *Basic Amendment Standards* states the following regarding review of amendment applications: Before an amendment is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the city to:
  - a. Satisfy land and water use needs; and
  - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

This application has met these requirements.

**TRC Comments:**

At the August 20<sup>th</sup> TRC meeting, the participating departments had no comment on the application.

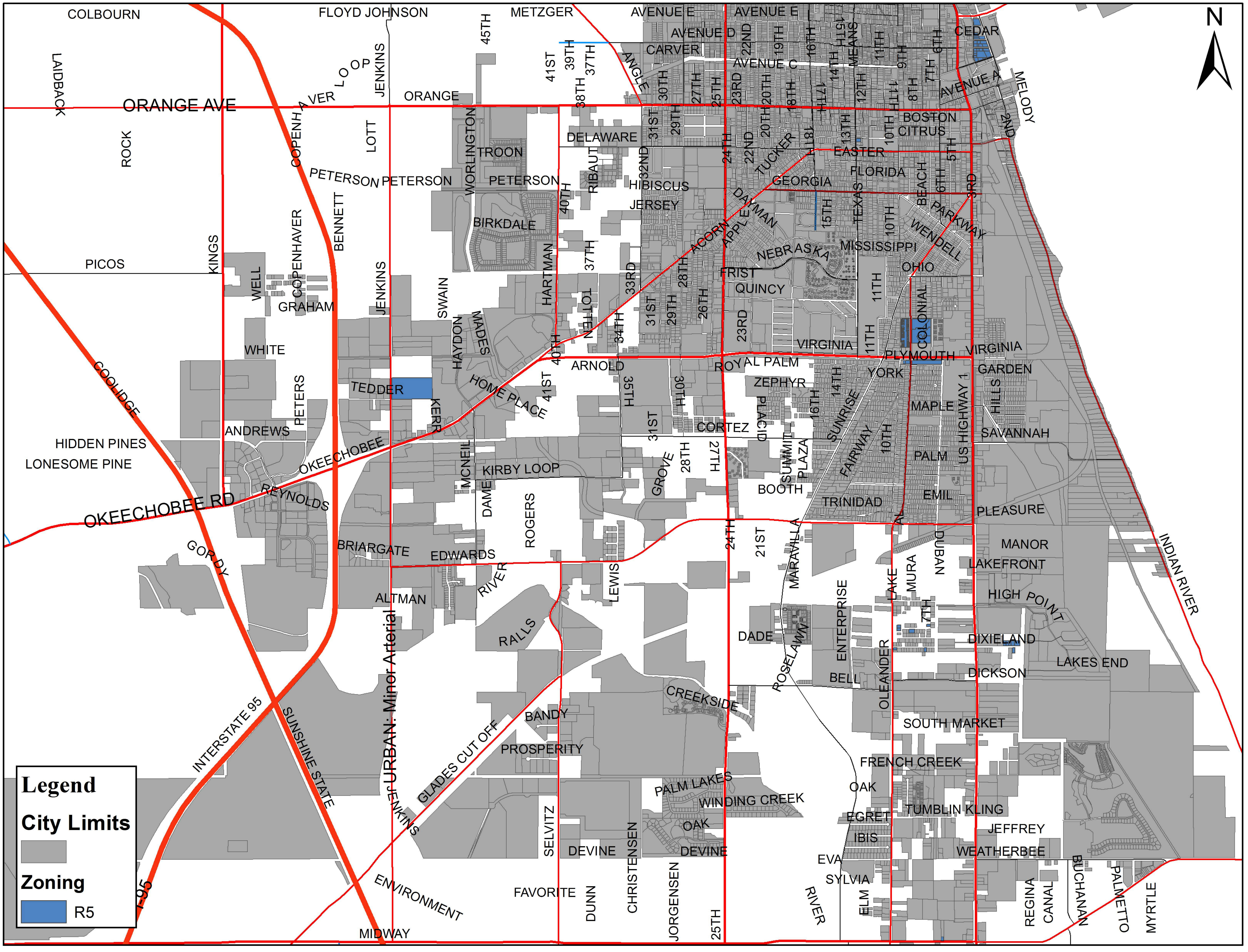
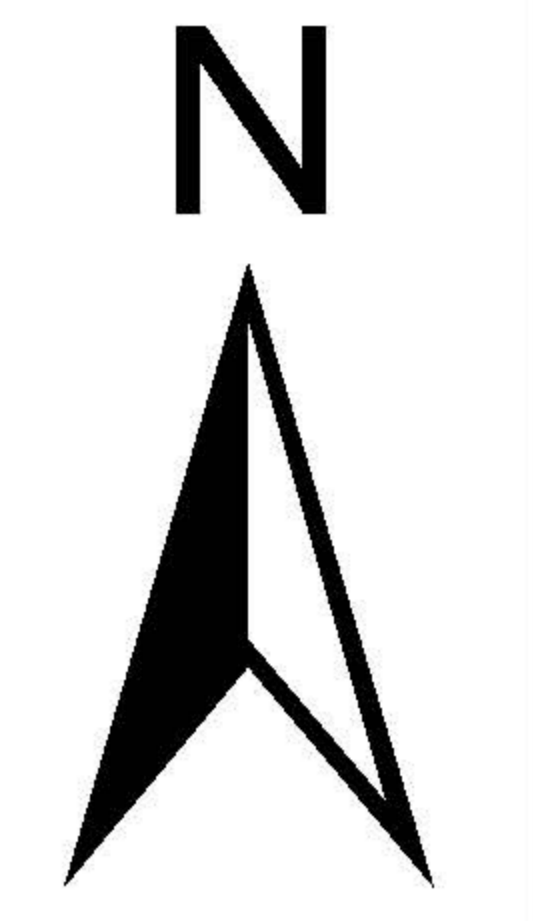
**Comprehensive Plan**

The High Density Residential Future Land Use designation, or RH, is usually paired with an R-5, High Density Residential zoning. This designation is intended for parcels that are suited for high density multifamily uses with a range of 12 to 18 dwelling units per acre. The intention of this designation supports the text change to the R-5, High Density Residential zone.

**Staff Comments:**

Staff recommends that the Planning Board forwards a recommendation of approval to the City Commission.





**Legend**

**City Limits**

**Zoning**

R5

COLBOURN

FLOYD JOHNSON

METZGER

AVENUE E

AVENUE E

AVENUE A

LAIDBACK

ORANGE AVE

ROCK

COPENHAGEN LOOP

LOTT

ORANGE

45TH

41ST

39TH

37TH

ANGLE

AVENUE D

CARVER

AVENUE E

AVENUE E

AVENUE C

19TH

18TH

16TH

14TH

13TH

12TH

11TH

9TH

8TH

7TH

6TH

5TH

2ND

MELODY

PICOS

KINGS

WELL

GRAHAM

PETERSON

BENNETT

LOTT

JENKINS

SWAIN

WORLINGTON

TRON

PETERSON

HARTMAN

DELAWARE

HIBISCUS

JERSEY

31ST

29TH

27TH

25TH

23RD

22ND

20TH

18TH

15TH

14TH

13TH

11TH

10TH

8TH

7TH

5TH

2ND

MELODY

HIDDEN PINES  
LONESOME PINE

ANDREWS

WHITE

GRAHAM

OKEECHOBEE

HAYDON

MADES

KERR

HOME PLACE

40TH

41ST

40TH

35TH

31ST

29TH

26TH

23RD

FRIST

QUINCY

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

11TH

OKEECHOBEE RD

REYNOLDS

GORDY

BRIARGATE

EDWARDS

ROGERS

DAME

KIRBY LOOP

31ST

28TH

27TH

23RD

PLACID

SUNRISE

FAIRWAY

10TH

MAPLE

PALM

US HIGHWAY 1

SAVANNAH

STILL

GARDEN

VI

VI

VI

GORDY

ALTMAN

RIVER

ROGERS

DAME

KIRBY LOOP

31ST

28TH

27TH

23RD

PLACID

SUNRISE

FAIRWAY

10TH

MAPLE

PALM

US HIGHWAY 1

SAVANNAH

STILL

GARDEN

VI

VI

VI

INTERSTATE 95

SUNSHINE STATE

JENKINS

GLADES CUT OFF

BANDY

PROSPERITY

CREEKSIDE

ROSELAWN

ENTERPRISE

OLEANDER

SOUTH MARKET

DIXIELAND

LAKES END

**Legend**

**City Limits**

**Zoning**

R5

INTERSTATE 95

SUNSHINE STATE

JENKINS

GLADES CUT OFF

FAVORITE

DUNN

CHRISTENSEN

JORGENSEN

25TH

ELM

EVAN

SYLVIA

RIVER

MIDWAY

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

ENVIRONMENT

**Planning Board**

**7. c.**

Meeting Date: 09/15/2015

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Information

REQUESTED ACTION

Conditional Use - The Perky Puppy - 509 Georgia Avenue

LOCATION

509 Georgia Avenue

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report

Application, Project Narrative, & TRC Comment Responses

Site Aerial

Zoning Map

Floor Plan

Site Plan

Site Lighting Plan

---

**Form Review**

Form Started By: Kori Benton

Started On: 09/08/2015 04:41 PM

Final Approval Date: 09/08/2015



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

---

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use  
The Perky Puppy - Dog Boarding Facility  
509 Georgia Avenue

DATE: September 8, 2015

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### STAFF REPORT

Owner: Hoyt C Murphy Inc / Benson Family Prtnshp  
2400 S. Ocean Drive, Apt. 4200D  
Fort Pierce, FL 34949

Applicant: The Perky Puppy  
Debra Webb  
509 Georgia Avenue  
Fort Pierce, FL 34950

Requested Action: Forward a recommendation for approval of a conditional use to provide dog board services (kennel) within an existing pet grooming establishment.

Location: 509 Georgia Avenue

Parcel ID: 2415-601-0456-000-6

Zoning: C-3, General Commercial Zone

Surrounding Zoning

North	East	South	West
C-1 & C-3	C-3 & OS-1	R-4 & C-3	R-4 & C-1

Future Land Use: GC, General Commercial

Parcel Size: 2.89 acres

Utilities: Located within the FPUA Retail Service Area

### Staff Analysis:

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to provide dog boarding services (kennel) within an existing grooming office located at 509 Georgia Avenue. The subject property is located within the Sunrise Plaza Shopping Center, and is zoned C-3, General Commercial.

The Perky Puppy is an established pet grooming facility, approximately 1850 sq. ft. in size, which typically operates from 8:00 a.m. through 4:30 p.m. on weekdays, with select hours into the evening or on the weekends as necessary. The applicant occasionally receives requests from clients to board their dog, and it seeking approval to add a board service at the site. The additional service would be limited to five (5) dogs, with a maximum stay of seven (7) days within the proposed boarding space.

The present interior layout provides three grooming stations, a collection of dog crates, bathtub area, and reception counter. A small boarding area would be integrated layout to provide overnight boarding. The present business operation utilizes small landscape area, of grass and trees, directly in front of the building to walk an individual dog on a leash. Any waste is immediately picked up at that time, concealed in plastic, and disposed of. The proposed boarding service will continue to utilize this procedure, noting each dog staying within the facility will be taken out multiple times throughout the day.

The designated landscape areas are not currently gated; however each area is directly accessible from the established sidewalk in from of the plaza storefronts. The implementation of a minor barrier around the designated landscape areas may enhance the safety and interaction of dogs at the commercial site. Bamboo curtains are proposed for installation inside the front windows, for deployment during the night time to minimize curiosity from the boarded dogs. Furthermore, the applicant has assigned two contacts, including herself, for handling any nighttime issues that may arise from the facility.

All affected City Departments have reviewed the proposed Conditional Use and have approved it based on it meeting the requirements of the City Code.

### Staff Recommendation:

The requested Conditional Use is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare in the presented scale therefore; Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the request.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### Conditional Use – No New Construction

Property address or Location 509 Georgia Ave  
Parcel ID #(s) 2415-601-0456-0006  
Project description Dog Boarding at existing Groomer

Hoyt C. Murphy Inc.  
Property Owner(s)  
2400 S. Ocean Dr. #4200  
Street Address  
Fort Pierce FL 34949  
City State Zip  
(772) 971-7424  
Phone Number  
Hoytmurphy@hotmail.com  
Email Address

Debra Webb  
Applicant/Representative, Title, Company  
509 Georgia Avenue  
Street Address  
Fort Pierce FL, 34950  
City State Zip  
(772) 985-3540  
Phone Number  
Debs perky puppy@gmail.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.

[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
The foregoing instrument was acknowledged before me this 3rd day of August, 2015, by Hoyt C. Murphy, Jr. who is personally known to me or has produced

[Signature]  
Signature of Notary

as identification.  
www.AARONNOTARY.com  
Expires: Oct 29, 2017  
Commission # FF066935  
Lyndsay D. Foley (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 1,843 SF Parking Spaces: \_\_\_\_\_

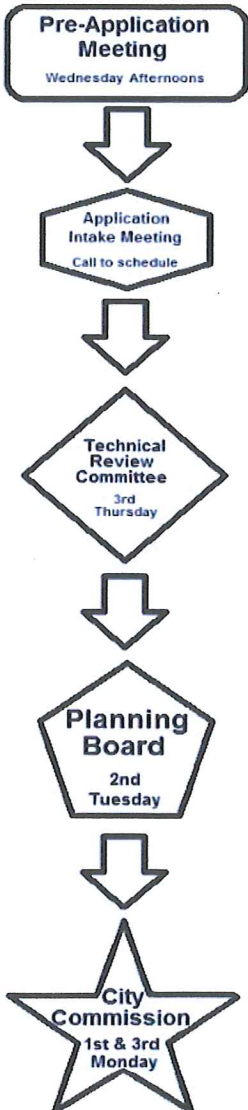
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
office/retail	office/multi family	Retail	Retail

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



To: City of Fort Pierce Planning Department  
Attention: Kori Benton / Senior Planner

From: The Perky Puppy / Debby Webb

8/29/2015

RE: Plan for Conditional Use to operate a Dog Boarding Establishment

1. There are areas of grass and trees in front of the building where each dog is taken on a leash to relieve him or herself. The feces are immediately picked up at that time and placed in plastic bags which are then disposed of.

Each dog is taken out multiple times throughout the day. We arrive at the shop at 7:30am to take the dogs out and give them some playtime. We have a box of assorted toys and balls. The shop opens at 8:00am. When the shop is closed for the day it's play time again for the dogs being boarded. The dogs are taken out for the last time in the evening between 7:30 and 9:00pm.

2. Regarding the quantity of dogs, we don't have more than 5 dogs at a time. The longest period of time that they stay is seven days.

This is a service I would like to provide for my clients only. We do not advertise . It is only if a client asks about it.

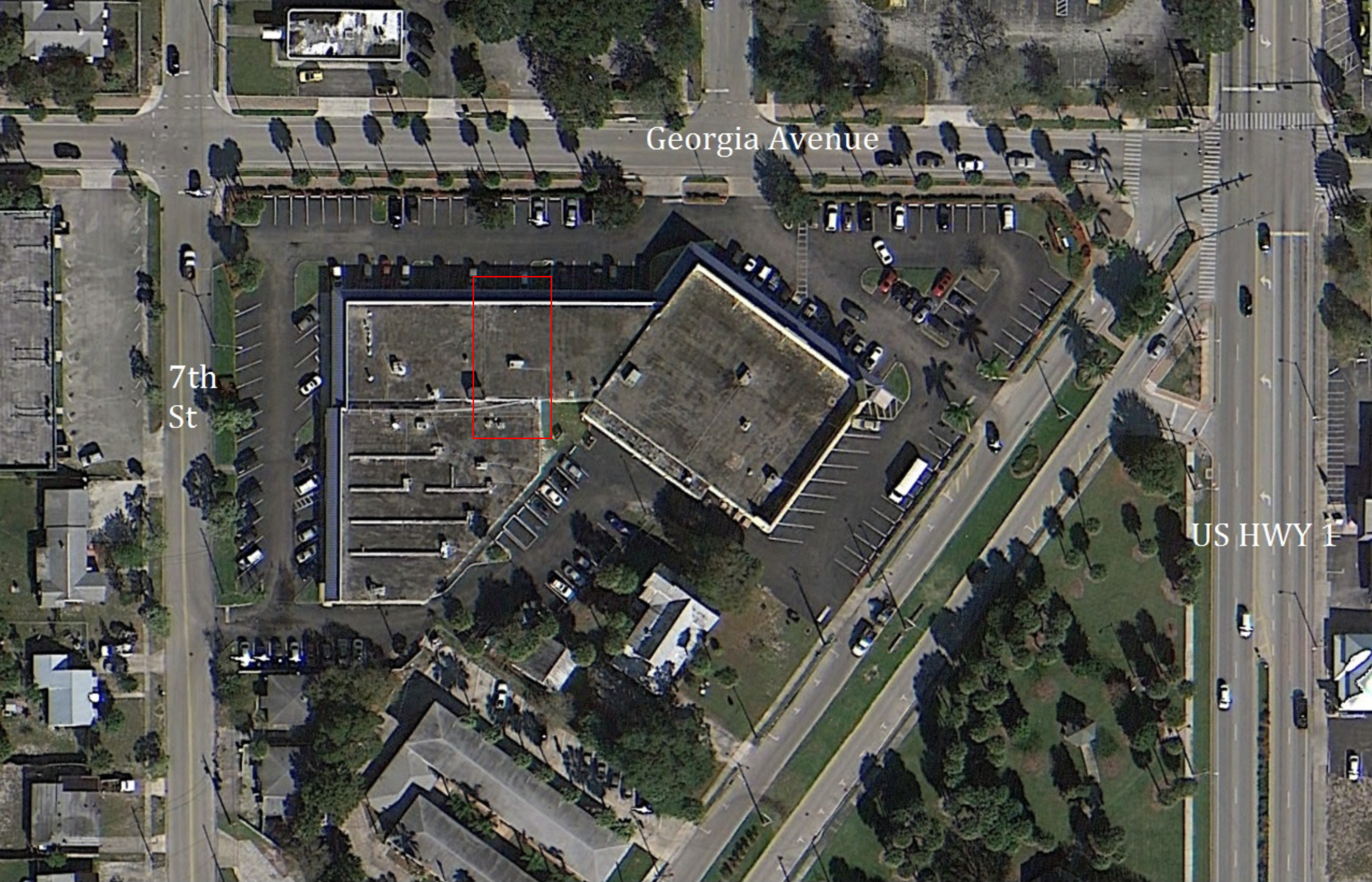
TO: City of Ft. Pierce Community Response Divisions/  
Peggy Arraiz, Code Compliance Manager

FROM: The Perky Puppy / Debby Webb



8/29/2015

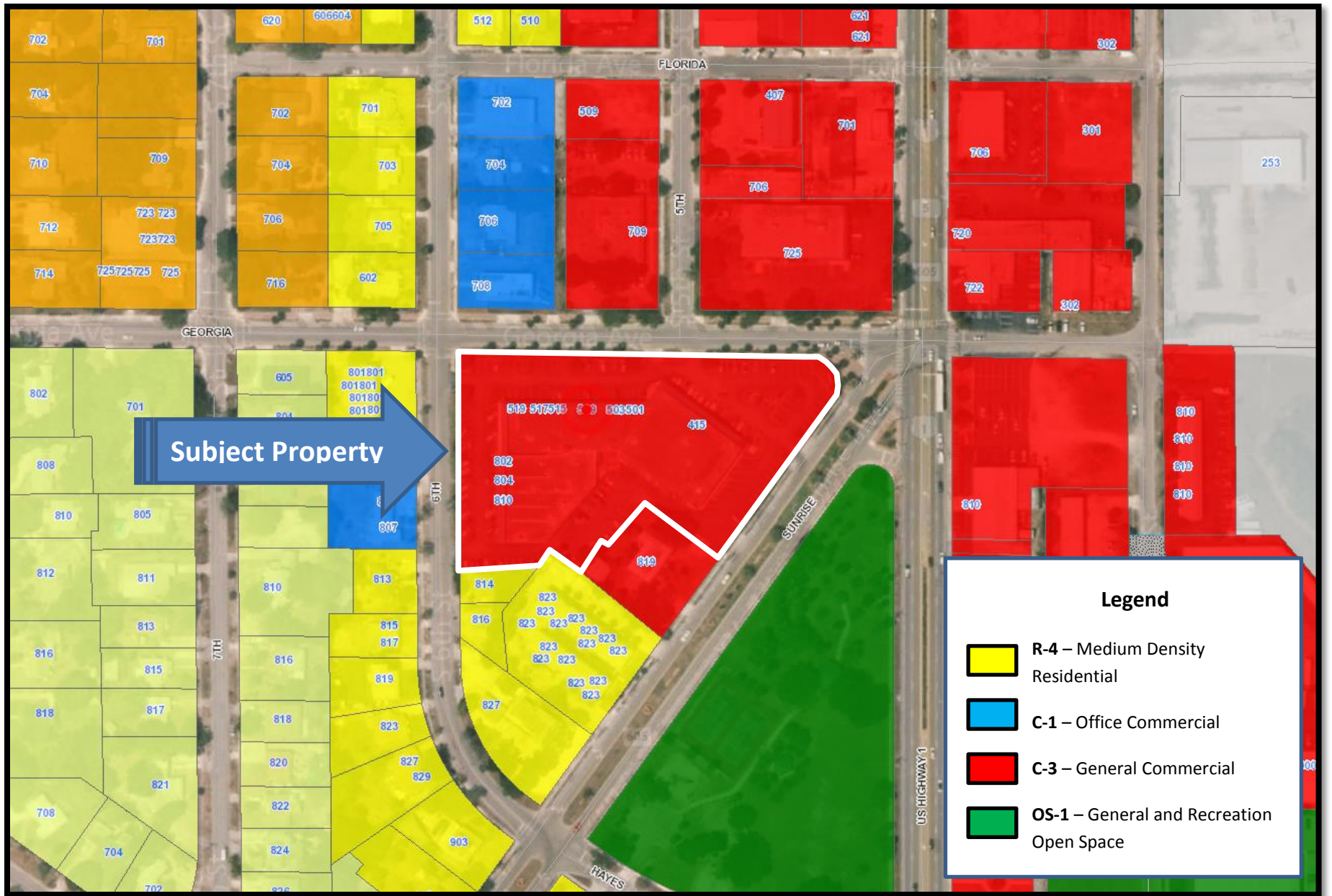
- The number of boarding dogs shall not exceed 5 dogs
  - I have purchased bamboo curtains for the front windows. They will be closed for night time.
- 
- The contact name and number for issues at night are:
    - Debra Webb (772) 985-3540
    - Roxann Parker (770) 820-9865



Georgia Avenue

7th St

US HWY 1

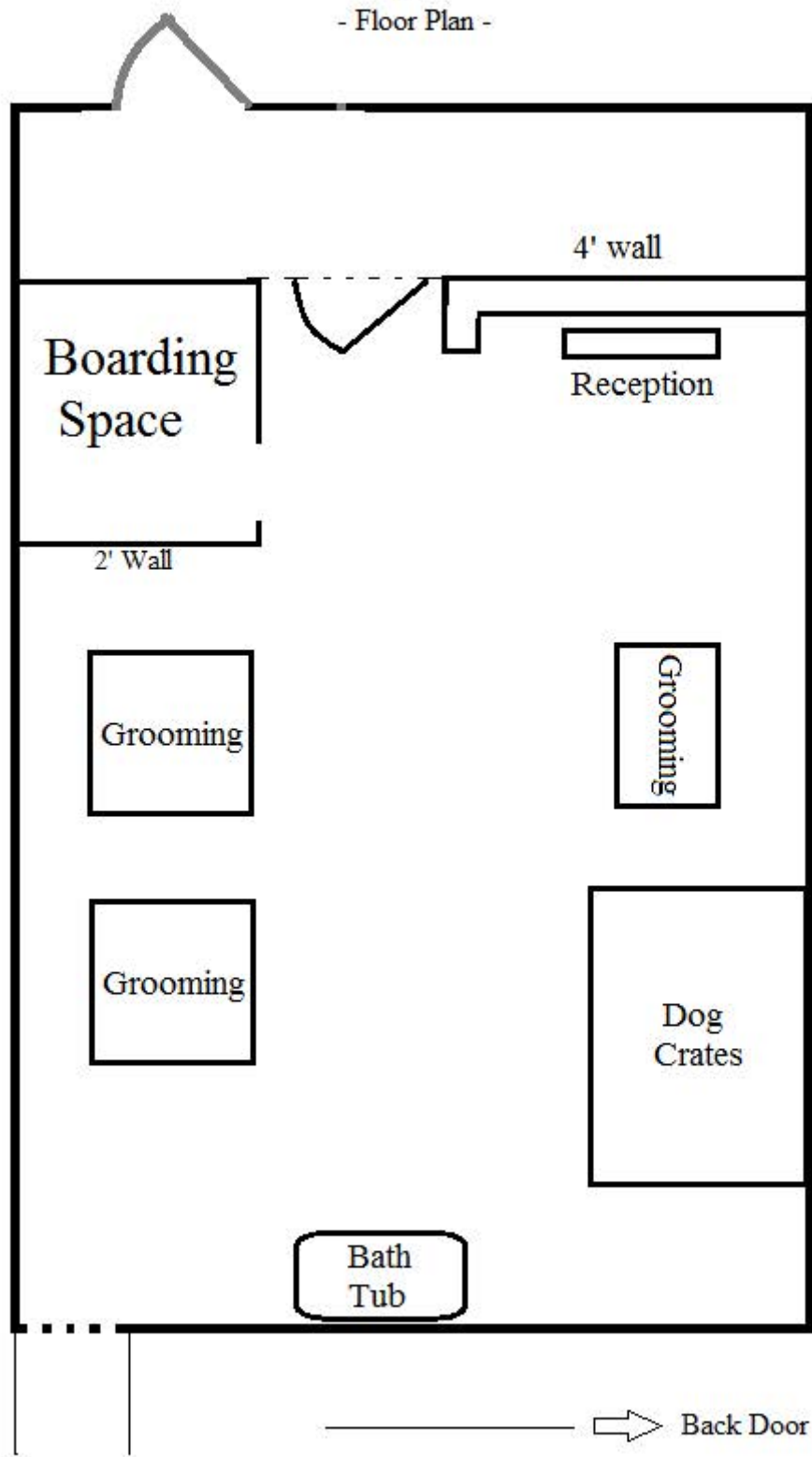


Zoning Map

# "The Perky Puppy"

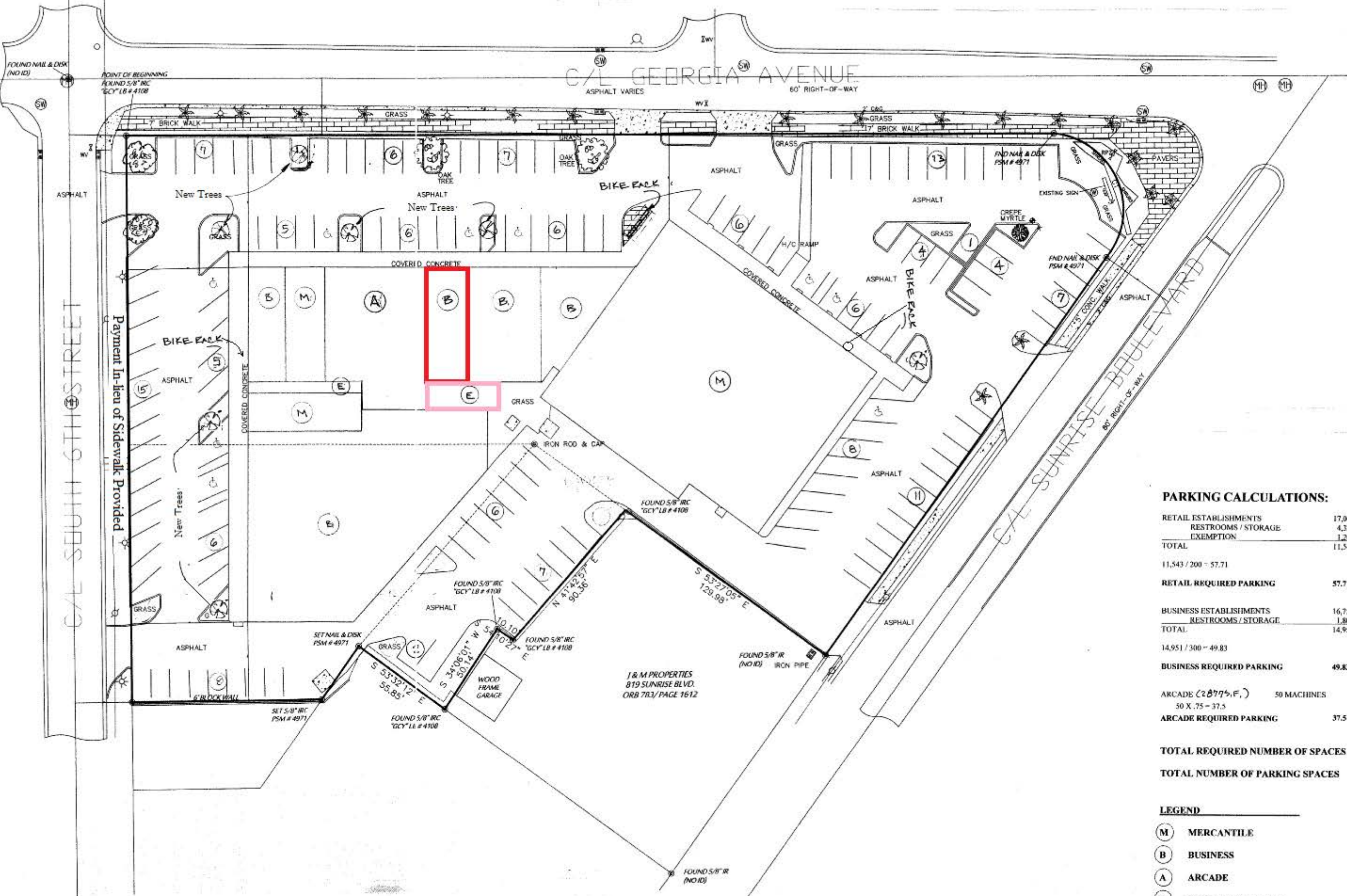
509 Georgia Avenue

- Floor Plan -



Bathroom

Bathroom



**SUNRISE PLAZA**  
CITY OF FT. PIERCE,

**The Perky Puppy**

**PARKING CALCULATIONS:**

RETAIL ESTABLISHMENTS	17,064 S.F.
RESTROOMS / STORAGE	4,321 S.F.
EXEMPTION	1,200 S.F.
<b>TOTAL</b>	<b>11,543 S.F.</b>

11,543 / 200 = 57.71

**RETAIL REQUIRED PARKING 57.71 SPACES**

BUSINESS ESTABLISHMENTS	16,756 S.F.
RESTROOMS / STORAGE	1,805 S.F.
<b>TOTAL</b>	<b>14,951 S.F.</b>

14,951 / 300 = 49.83

**BUSINESS REQUIRED PARKING 49.83 SPACES**

ARCADE (2,877 S.F.) 50 MACHINES  
50 X .75 = 37.5

**ARCADE REQUIRED PARKING 37.5 SPACES**

**TOTAL REQUIRED NUMBER OF SPACES 145.04**

**TOTAL NUMBER OF PARKING SPACES 146**

**LEGEND**

- (M) MERCANTILE
- (B) BUSINESS
- (A) ARCADE
- (E) EXIT ACCESS ONLY

J & M PROPERTIES  
819 SUNRISE BLVD.  
ORB 783/PAGE 1612



**Planning Board**

**7. d.**

Meeting Date: 09/15/2015

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Information

REQUESTED ACTION

Conditional Use - Tropical Recycling - 1450 Bell Avenue

LOCATION

1450 Bell Avenue

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

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Attachments

Staff Report

Application & Project Narrative

Site Aerial

Zoning Map

Tropical Recycling Site Improvement Plan & Autoturn - Revised After TRC

Color Elevation - Exterior Improvement Plan

Landscape Plan

Tropical Recycling - Floor Plan

TRC Comment Packet - Tropical Recycling

TRC Comment Responses - Culpepper & Terpening

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**Form Review**

Form Started By: Kori Benton

Started On: 09/08/2015 02:32 PM

Final Approval Date: 09/08/2015



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

---

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use  
Tropical Recycling – Sort Facility  
1450 Bell Avenue (Western Wing)

DATE: September 8, 2015

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### STAFF REPORT

Owner: Railside LLC, Norman Zlinkoff, & 44-47 Realty LLC  
1307 NE Sunview Ter  
Jensen Beach, FL 34957

Applicant: Tropical Recycling  
2625 Electronics Way  
West Palm Beach, FL 33407

Representative: Stephan Matthes, P.E.  
Culpepper & Terpening, Inc.  
2980 S. 25<sup>th</sup> Street  
Fort Pierce, FL 34982

Requested Action: Approval of a Conditional Use to reuse a portion of an industrial building to operate a recycling sort facility

Location: 1450 Bell Avenue (Western Wing)

Parcel ID: 2428-431-0001-000-1

Current Zoning: I-1, Light Industrial

Future Land Use: Industrial (I)

Surrounding Zoning:

North	East	South	West
I-1	I-1	IL (SLC)	R-3

Site Size: 7.73 acres\*

Utilities: FPUA Water & Proposed Sewer Service – FP&L Electric Service

## Staff Analysis:

### Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to improve and reuse a portion of an industrial building to operate a commercial recycling facility. The proposed recycling facility is planned within an existing 52,173 square foot building, situated as the western wing of the building. The subject property is currently zoned I-1, Light Industrial.

The applicant, Tropical Recycling, currently operates two facilities located in Palm Beach County which service retail and commercial accounts. Tropical Recycling is seeking to expand operations to process an additional 1,500 tons per month in the near term, with the capacity to serve 4,000 tons per month. The facility anticipates 15 new employees on-site, with future expansion to 30 employees.

The subject site is a portion of the former "Tree Sweet" packing plant, located on the north side of Bell Avenue between Sunrise Boulevard and Enterprise Road. The proposed tenant seeks to complete the proposed improvement plan to retrofit and enhance the planning area to begin operations on-site later this year. The petition is for a portion of the west side of the site, containing approximately 7.73 acres.

### Improvement & Operation Plan

Tropical Recycling is proposing to complete exterior improvements and interior upgrades to enhance the facility's appearance and accommodate the processing of the recyclable material and office areas. The presented landscape plan emphasizes a parameter buffer along the southern boundary, and entrance to the site. A total of 115 new trees are proposed for planting on-site, providing a balance between canopy trees and sabal palms. Landscape islands and shrubs are further integrated to screen the vehicular use areas, and accent the existing structure. The existing vegetative buffer to the west of the facility, screening the neighboring residences will be preserved.

The existing driveways and parking areas will be improved in order to define entry to the facility, and improve access to and from Bell Avenue. This entrance is the sole access for delivery vehicles, providing further access for secured employee parking areas. Ten (10) vehicular parking spaces (two of which are handicapped-accessible), and a bicycle rack are presented in front of the facility, along with thirty-five (35) additional spaces to the side and rear of the complex.

Deliveries will enter the site via an improved driveway at the western end of the facility, be weighed, and further received by one of two (2) receiving bays on the west side of the building. Receiving bay No. 1 is intended for 100 cubic yard, walking floor truck, deliveries. These transfers are facilitated via trucks equipped with a covered tarping and a "walking floor" apparatus that completes the transfer of recyclables. Receiving bay No. 2 will accept recyclable material from licensed commercial haulers such as Iron Mountain, ShredAssured and A-Shred-Ahead which contract with the applicant.

The delivered material will be sorted and stored inside of the building as it is processed through the conveyor separation system. Glass and non-recyclables will be separated and placed into one of two (2) 40-cyds dumpsters concealed on the east side of the building. The recyclables will be bailed inside of the building, stored, and loaded into trucks for shipping from the site. The facility will not have any outdoor storage related to the presented operation.

A 480 sq. ft. scale house and temporary office is proposed to be located adjacent to the vehicle scales to process deliveries to the facility, and provide functional space during the remodeling and activation of the site.

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## Right-of-way, Sidewalks, & Lighting

A dedication will be made to St. Lucie County as a fair share to assist the County's future right-of-way needs along Bell Avenue. A sidewalk connection is proposed for the visitor parking area and front entrance; however the applicant is proposing payment in-lieu of providing a sidewalk along Bell Avenue based upon the infrequent use and absence of direct connections within the vicinity. St. Lucie County has agreed to accept this proposal.

Site lighting will be provided for the parking, vehicular use areas, and perimeter of structure in accordance with City Code requirements. A photometric plan, meeting the requirements of City Code Section 22-60(j) is required prior to the issuance of permits for site improvements.

## Traffic Impacts

The project will generate a total of approximately 91 new trips per day. The proposed trip generation for the project includes trips generated by the employees, operations, and the receiving & shipping of recyclable materials at full operating capacity of the facility.

The planned production rate of 4,000 tons per month would bring approximately 18 deliveries of recyclable products, 7 trucks and 30 employees. Delivery and shipping routes have been formulated in an effort to minimize the interference of truck traffic adjacent to designated residential roadways.

## Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to consistency with established ordinances and requirements of the City Code. Findings from the review by the corresponding departments, and the associated responses and plan amendments by the applicant are provided for viewing by the Planning Board.

## Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan; therefore staff recommends the Planning Board forward a recommendation to approve the presented request.



# 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

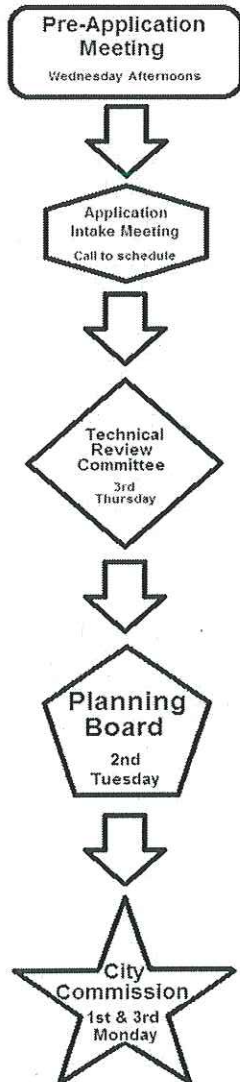
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

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*, 4<sup>th</sup> 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



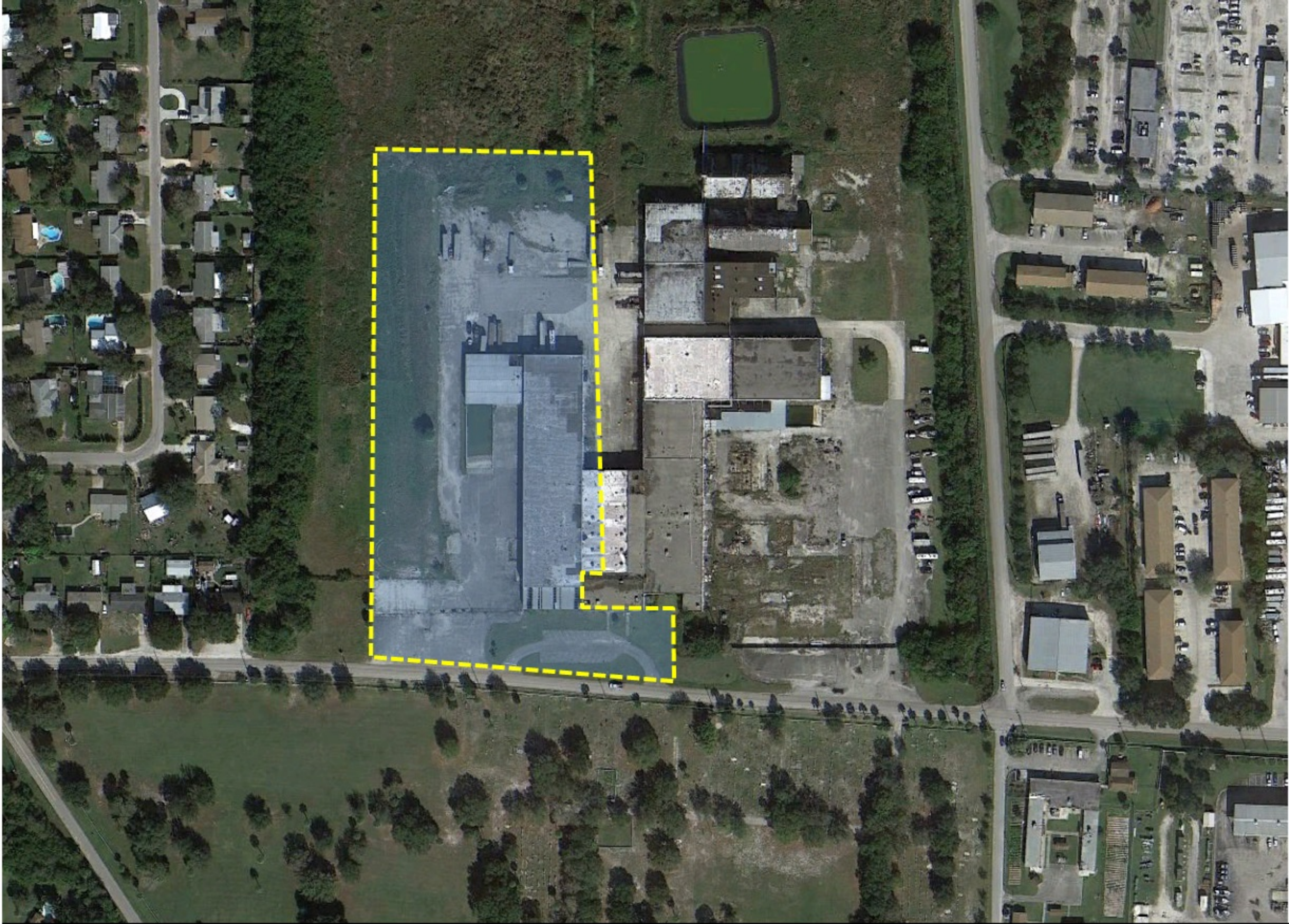
construction of a sidewalk along the frontage. Given the location of the project and surrounding uses the petitioner is proposing to provide a “Fee-in-Lieu Option” to all the use of the funds within the community.

### **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.

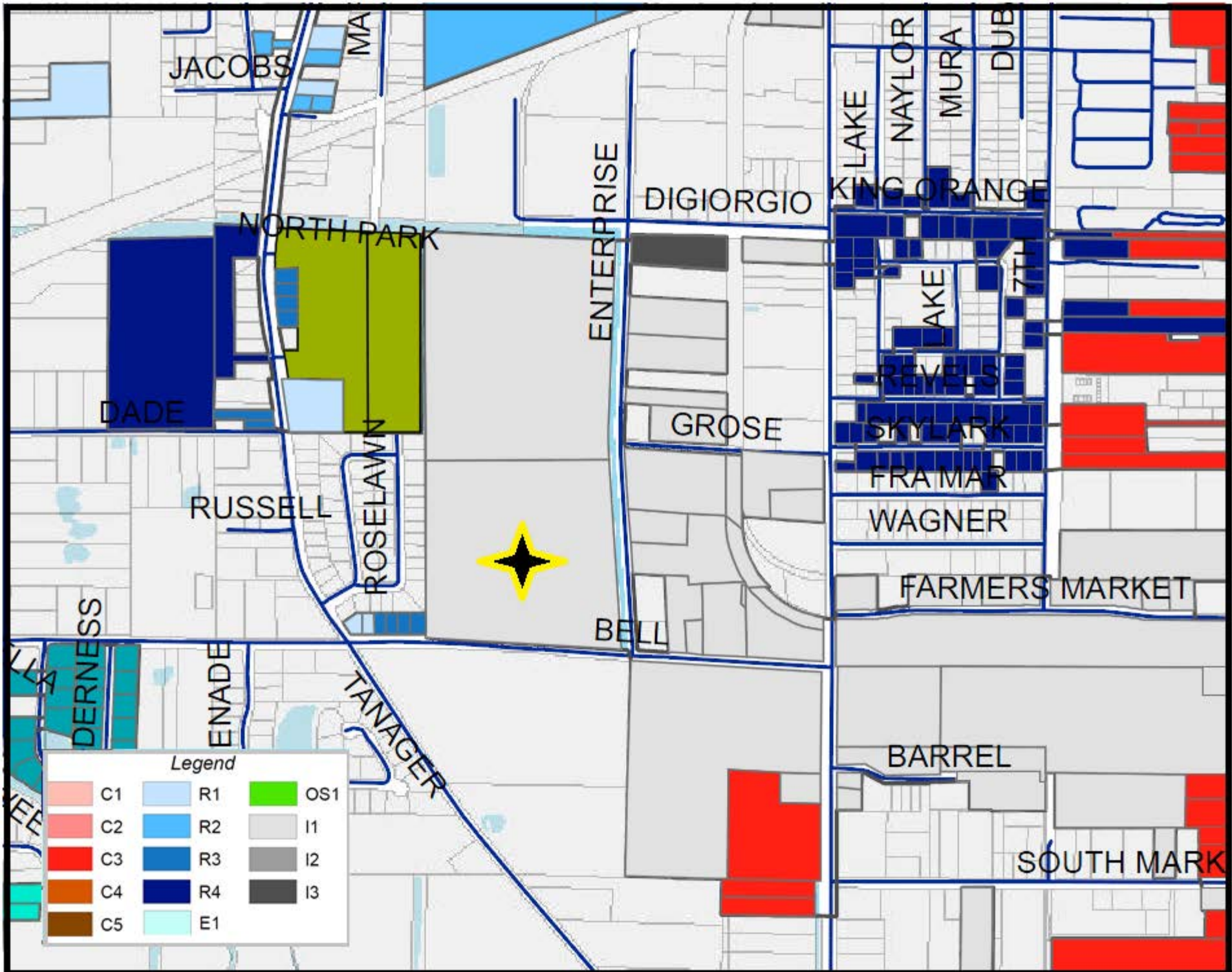
No additional buffering is proposed along the north and east sides since they abut existing buildings and developed industrial properties.





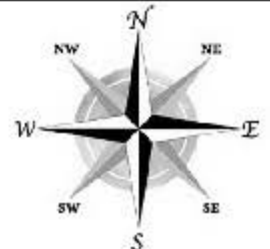
**Tropical Recycling Planning Area**  
1450 Bell Avenue - Site Aerial

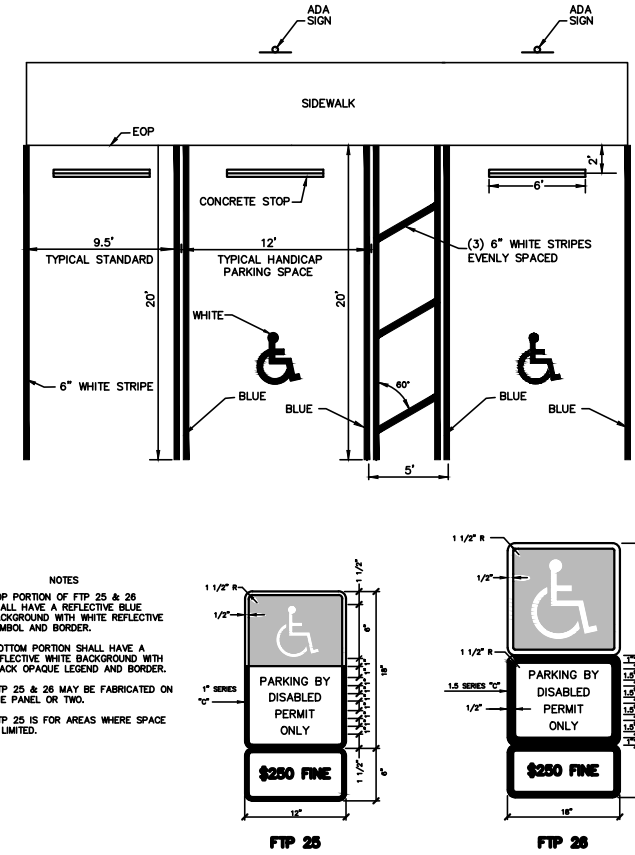




# 1450 Bell Avenue

## Zoning Map





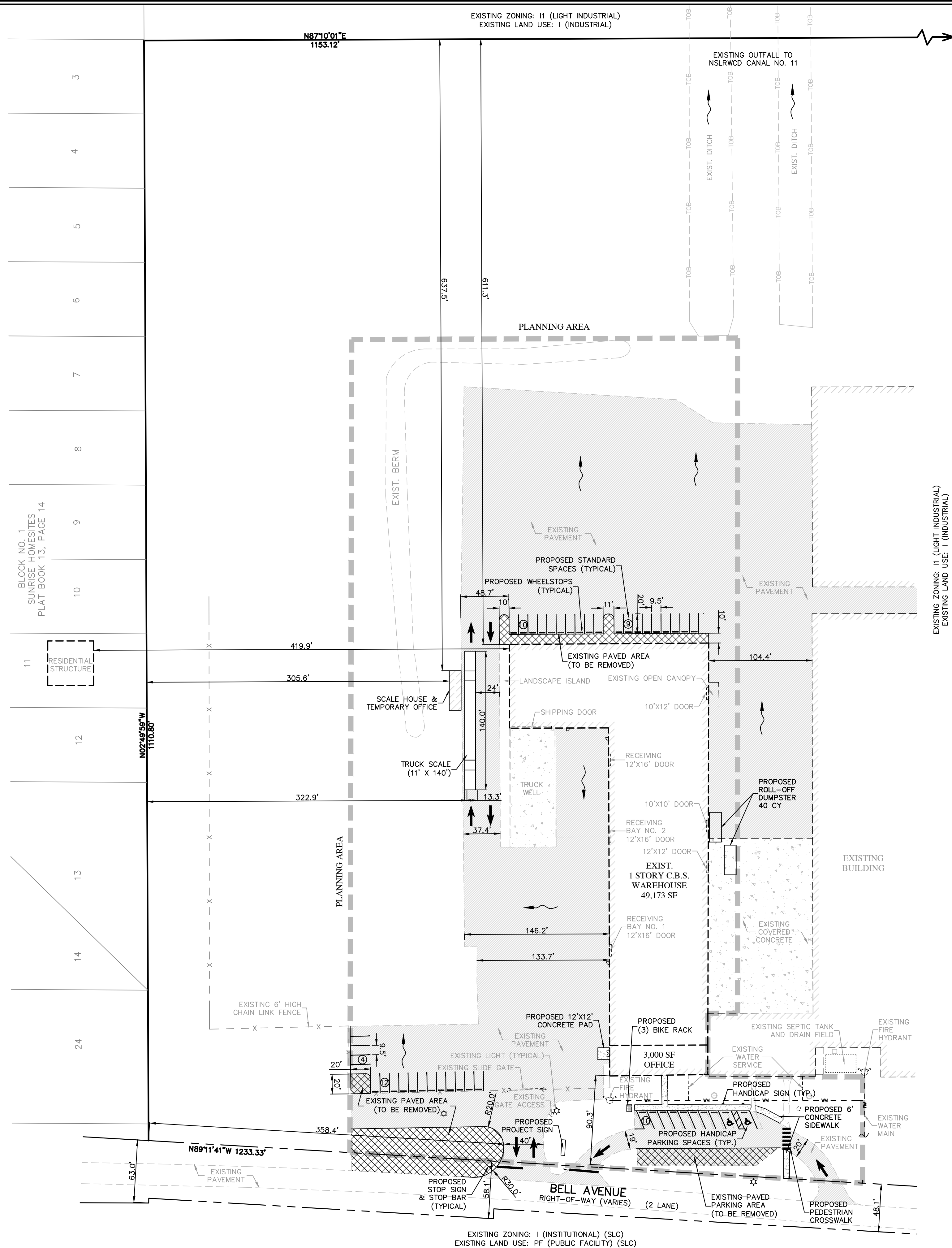
**HANDICAP & STANDARD PARKING DETAIL**  
N.T.S.

**LEGAL DESCRIPTION:**

A PORTION OF:  
BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A PORTION OF THE FOLLOWING DESCRIBED LANDS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH 0°04'31" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 33.00 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING CONTINUE NORTH 0°04'31" WEST, ALONG AFORESAID WEST LINE OF THE SOUTHEAST QUARTER AND ALSO THE EAST LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, 2539.68 FEET; THENCE RUN SOUTH 87°52'40" EAST, A DISTANCE OF 1195.19 FEET; THENCE RUN SOUTH 02°31'30" WEST, A DISTANCE OF 1109.50 FEET; THENCE RUN SOUTH 02°31'30" EAST, A DISTANCE OF 1464.06 FEET; TO THE NORTH RIGHT-OF-WAY OF BELL AVENUE, AS RECORDED IN DEED BOOK 215, PAGE 421, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 89°26'45" WEST, ALONG SAID RIGHT-OF-WAY, 1233.03 FEET TO THE POINT OF BEGINNING.  
SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET; THENCE DEPARTING SAID LINE, NORTH 87°10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE NORTH 89°11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.  
CONTAINING 31.43 ACRES, MORE OR LESS.

**LEGEND**

- EXISTING CONCRETE
- EXISTING PAVEMENT
- AREA TO BE REMOVED
- OVERLAND FLOW DIRECTION
- EXIST. FENCE
- EXIST. FIRE HYDRANT
- PROPOSED WHEELSTOP
- PROPERTY LINE
- PLANNING AREA PROJECT LIMIT
- EXIST. EXISTING
- PROP. PROPOSED
- TOP TOP OF BANK
- TYP. TYPICAL



**SITE DATA**

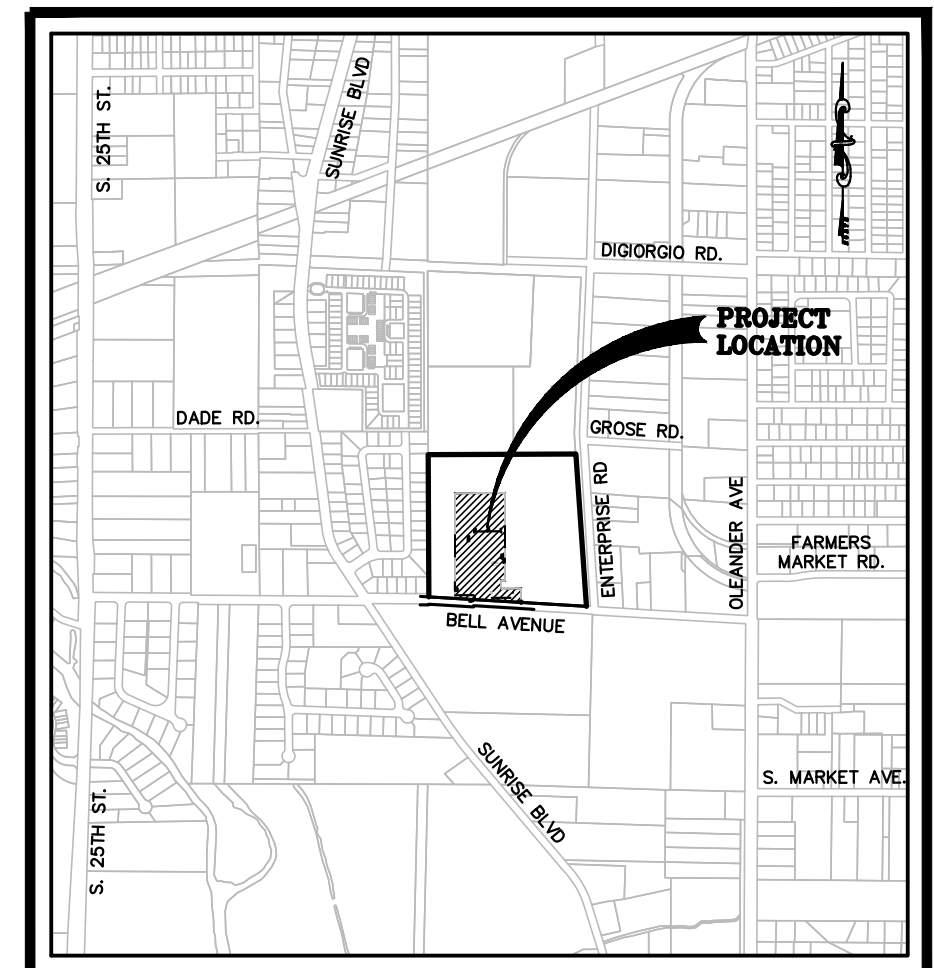
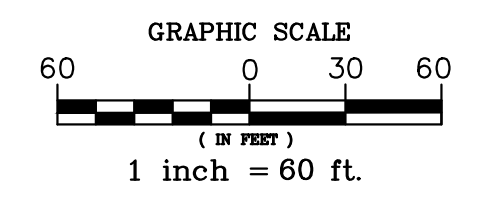
1. **PROJECT NAME:**  
TROPICAL RECYCLING
2. **LOCATION:**  
1450 BELL AVENUE  
FORT PIERCE, FL
3. **PROJECT DESCRIPTION:**  
RECYCLING FACILITY
4. **PARCEL ID NUMBER:**  
A PORTION OF: 2428-431-0001-000-1
5. **PLANNING AREA:**  
7.73 ACRES  
336,731.13 SQ FT
6. **ZONING:**  
I1 (LIGHT INDUSTRIAL)
7. **LAND USE:**  
I (INDUSTRIAL)
8. **DEVELOPMENT SCHEDULE:**  
START: SEPTEMBER 2015  
COMPLETE: NOVEMBER 2015
9. **FLOOD ZONE:**  
THE PROJECT IS LOCATED IN FLOOD ZONE X  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0189J
10. **SITE COVERAGE (PLANNING AREA)**

EX. BLDG	ACREAGE	SQ FEET	% OF SITE
EX. PAVEMENT	1.20	52,173	15.50%
PROP. BUILDING	0.01	480	0.14%
PROP. CONG./SIDEWALK	3.49	151,861	45.10%
PROP. CONG./SIDEWALK	0.93	1,358	0.40%
TOTAL IMPERVIOUS	4.73	205,872	61.14%
TOTAL PERVIOUS	3.00	130,859	38.86%
TOTAL	7.73	336,731	100%
11. **BUILDING HEIGHT:**  
MAXIMUM BUILDING HEIGHT: 25'
12. **BUILDING SETBACK**

SETBACKS (FEET)	REQUIRED	PROPOSED
FRONT	15'	PROVIDED MORE THAN 90'
REAR	15'	PROVIDED MORE THAN 611'
SIDE	15'	PROVIDED MORE THAN 366'
13. **UTILITY SERVICES:**

SERVICE	FPUA*	ELECTRIC SERVICE:	FPL
WATER SERVICE:	FPUA*	SOLID WASTE:	FPUA
SEWAGE SERVICE:	FPUA*		
CABLE SERVICE:	COMCAST		

\*EXISTING SEPTIC PROPOSED FPUA
14. **REFUSE COLLECTION:**  
TRASH AND SOLID WASTE IS COLLECTED AT CENTRAL PICK-UP LOCATION.
15. **PARKING REQUIRED:**  
CITY CODE SECTION 22-60 DOES NOT PROVIDE A PARKING RATIO FOR A RECYCLING FACILITY. SIMILAR FACILITIES WITHIN THE REGION PROVIDE AN AVERAGE RATION OF 1.5 TIMES THE NUMBER OF FULL TIME EMPLOYEES.  
REQUIRED: 45 SPACES  
PROVIDED: 45 SPACES  
1.5 SPACE / EMPLOYEE: 45 SPACES  
INCLUDED 2 HANDICAP SPACES
16. **SITE DRAINAGE:**  
EXISTING SITE DRAINAGE OUTFALL TO THE NORTH TO NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 11 VIA SHEET FLOW FROM THE PARKING LOT AND OPEN SPACE. NO SITE RELATED CHANGES ARE PROPOSED.
17. **WATER AND WASTEWATER STATEMENT:**  
WATER MAINS ARE AVAILABLE ON BELL AVENUE. THE PROPERTY PRESENTLY RECEIVED SANITARY SERVICE WITH AN ON-SITE WASTE DISPOSAL SYSTEM (SEPTIC DRAINFIELD). THE SITE IS CURRENTLY OCCUPIED BY TENANTS AND THE EXISTING SEPTIC SYSTEM SYSTEM CAPACITY WILL BE REVIEWED. IF AN INCREASE IN CAPACITY IS NEEDED A SANITARY GRINDER STATION WILL BE INSTALLED TO CONNECT TO THE FORCE MAIN.
18. **IRRIGATION STATEMENT:**  
IRRIGATION IS SUPPLIED BY AN ON-SITE WELL CONNECTED TO THE SURFICIAL AQUIFER.
19. **TRAFFIC STATEMENT:**  
ITE CODE: 110 (GENERAL LIGHT INDUSTRIAL) 9TH EDITION  
DAILY TRIPS: 3.02 / EMPLOYEE (3.02 X 30) = 91 VPD  
AM PEAK HR: 0.44 / EMPLOYEE (0.44 X 30) = 13 VPH  
PM PEAK HR: 0.42 / EMPLOYEE (0.42 X 30) = 13 VPH
20. **HOURS OF OPERATION:**  
MONDAY THROUGH SATURDAY 7:00 AM - 5:00 PM
21. **GENERAL NOTE:**  
ADEQUATE SITE LIGHTING FOR PEDESTRIAN AND PARKING AREAS REQUIRED. PHOTOMETRIC LIGHTING PLAN TO BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL.
22. **RIGHT-OF-WAY DEDICATION ON BELL AVENUE TO BE DETERMINED.**



**PROJECT LOCATION MAP**  
NTS

**DEVELOPMENT TEAM**

1. **OWNER:**  
RAILSIDE LLC  
1307 NE SUNVIEW TERRACE  
JENSEN BEACH, FL 34957  
PHONE: (917) 575-2919  
EMAIL: JK@RAILSIDE.COM
2. **PETITIONER:**  
TROPICAL EXCHANGE CORP.  
DBA: TROPICAL RECYCLING  
2625 ELECTRONIC WAY  
WEST PALM BEACH, FL  
PHONE: (561) 832-7477  
EMAIL: BRIAN@TROPICALRECYCLING.COM
3. **OWNER'S REPRESENTATIVES / ENGINEER:**  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537  
FAX: (772) 464-9497  
SMATTHE@C&T-ENG.COM
4. **ARCHITECT:**  
JAMES B. GILGENBACH  
ARCHITECTURE & PLANNING  
NEWPORT COMMERCE CENTER  
1239 E NEWPORT CENTER DR., SUITE 107  
DEERFIELD BEACH, FL 33442  
PHONE: (954) 426-1652
5. **LANDSCAPE ARCHITECT:**  
BOGGS PLANNING & LANDSCAPE ARCHITECTURE  
100 AVENUE A, SUITE 2E  
FORT PIERCE, FL 34995  
PHONE: (772) 486-5228  
WWW.GBLANS.COM
6. **CONSTRUCTION MANAGER:**  
REALTIME PROPERTY DEVELOPMENT SERVICE  
101 S. OCEAN DRIVE  
FORT PIERCE, FL 34950  
PHONE: (772) 344-7100  
REALTIMEFLA@AOL.COM
7. **PROJECT SURVEYOR:**  
ALEXANDER J. PIAZZA, PSM  
619 SW BILTMORE AVE  
PORT ST. LUCIE, FL 34983  
PHONE: (772) 340-7770

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COMPUTER FILE REF.	FIELD BK./PG.
15-126_SitePlan.dwg	

COMPUTER FILE REF.	FIELD BK./PG.
15-126_SitePlan.dwg	

**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
PHONE: 772-220-3376 • FAX: 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

**- REVISIONS -**

REVISION	BY	DATE
REVISED PARKING/BIKE RACK/SIDEWALK/SITE DATA PER TRC COMMENTS	RN	08/25/15

DESIGNED	BY	DATE
CALCS.	SKM	08/04/15
DRAWN	DRP	08/04/15
DETAILED	RN	08/25/15
CHECKED	JPT	08/25/15
APPROVED	SKM	08/25/15

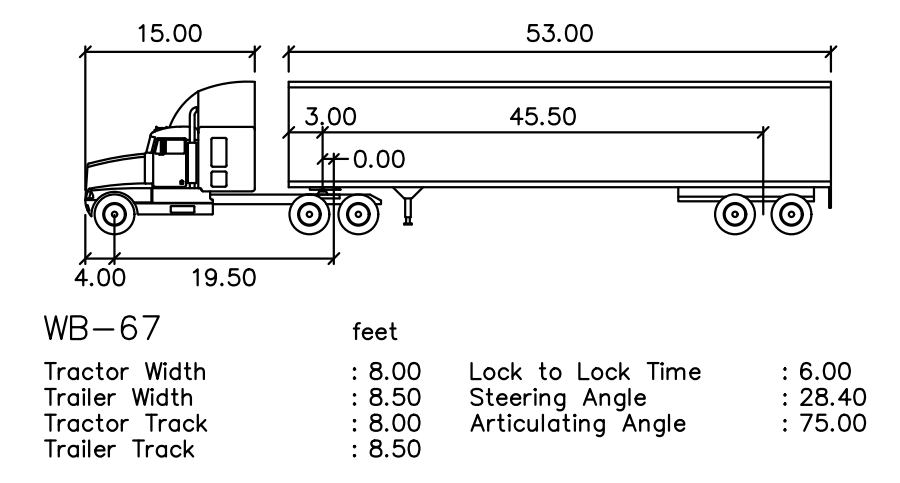
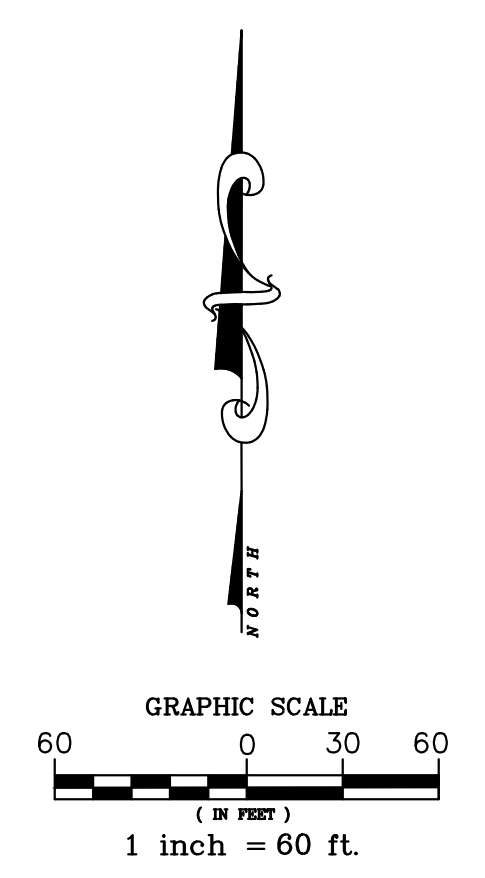
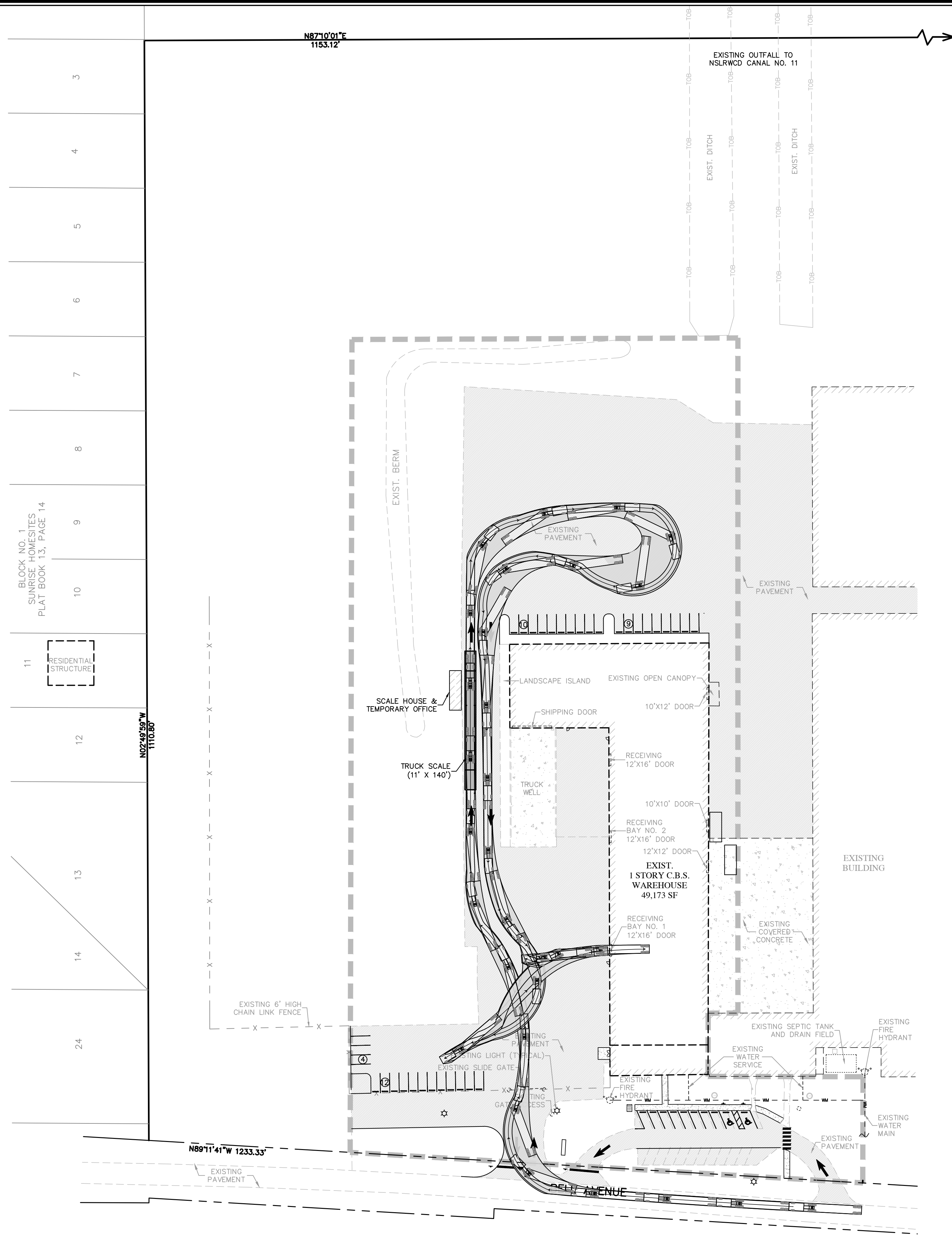
**TROPICAL RECYCLING**

**SITE PLAN**

DATE: 08/25/2015
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 15-126
SHEET 1 of 2

STEFAN K. MATTHEWS P.E. FL. REG. NO. 38723

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STEFAN K. MATTHES P.E. FL. REG. NO. 38723

COMPUTER FILE REF.	FIELD BK./PG.
15-126 SitePlan.dwg	

**CULPEPPER & TERPENING, INC.**  
**CONSULTING ENGINEERS | LAND SURVEYORS**  
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com  
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
 PHONE: 772-220-3376 • FAX: 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA CERTIFICATION No. LB-4286

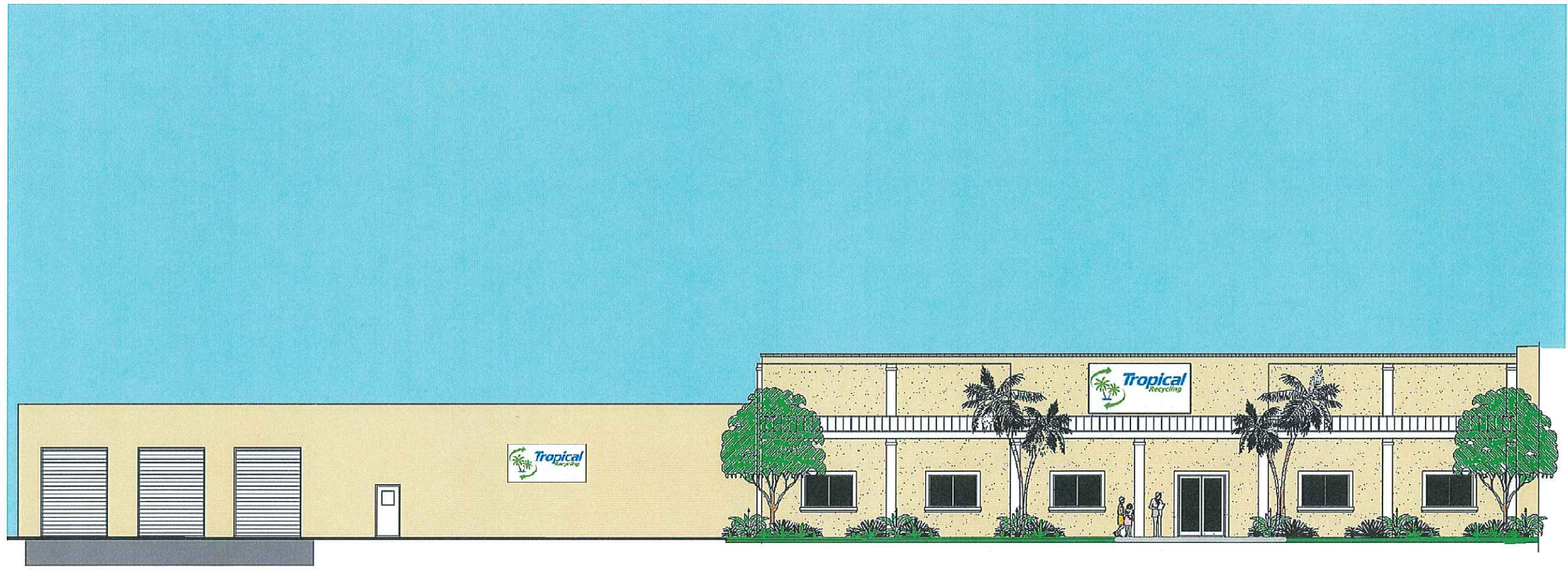
- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	SKM	08/04/15
CALCS.	-	-
DRAWN	DRP	08/04/15
DETAILED	-	-
CHECKED	JPT	08/07/15
APPROVED	SKM	08/07/15

**TROPICAL RECYCLING**

**WB-67 AUTOTURN EXHIBIT**

DATE: 08/07/2015
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 15-126
SHEET 2 of 2



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**JAMES E. GILGENBACH**  
**ARCHITECTURE & PLANNING**  
 SUITE 107 NEWPORT COMMERCE CENTER  
 1239 E. NEWPORT CENTER DR DEERFIELD BEACH  
 (954) 426 - 1652 FLORIDA 33442

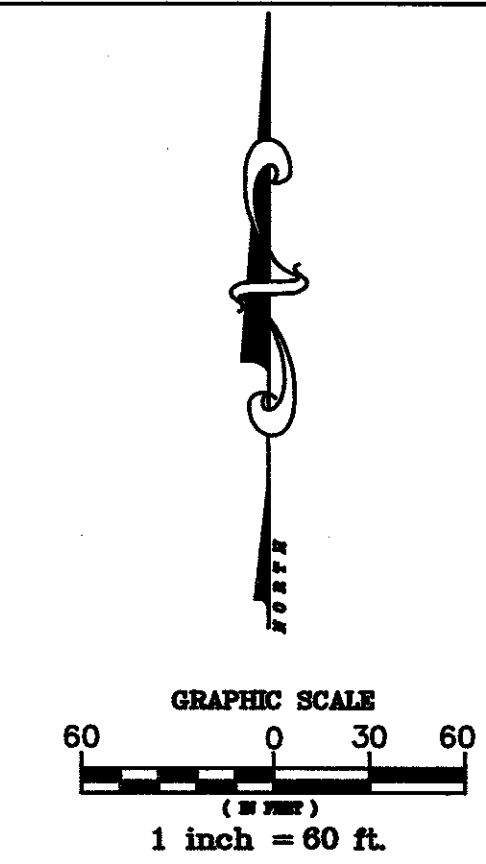
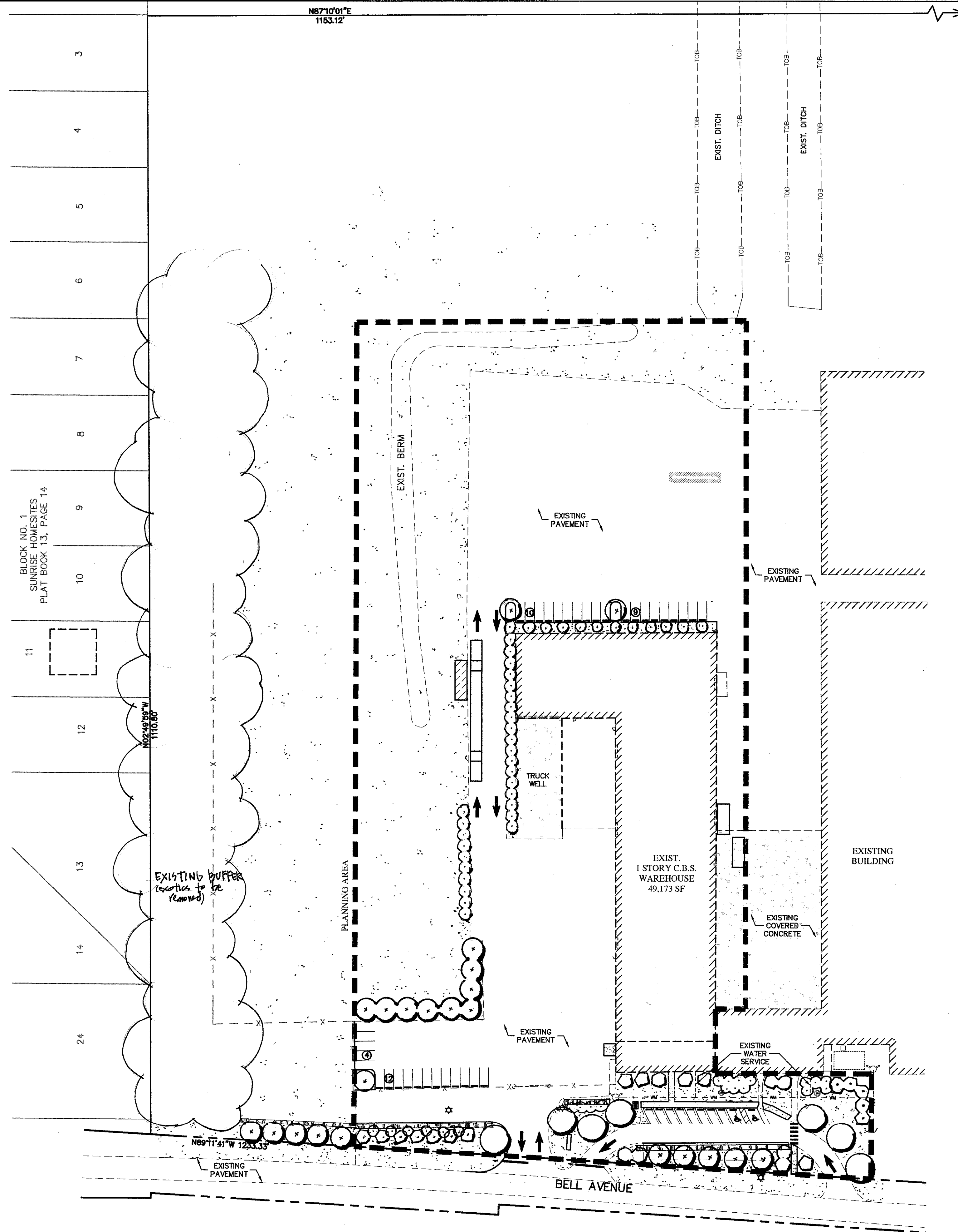
ARCHITECT  
 AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE  
 SCALED. WRITTEN DIMENSIONS  
 HAVE PRECEDENCE OVER ALL  
 SCALED DIMENSIONS.  
 2. CONTRACTOR TO VERIFY ALL  
 DIMENSIONS & ADVISE ARCHITECT  
 OF ANY DISCREPANCIES.  
 UNLESS OTHERWISE NOTED,  
 DIMENSIONS SHALL BE FINISHED  
 DIMS. AND DIMENSIONS HAVE  
 BEEN REVIEWED BY ARCHITECT.  
 3. NO MATERIALS OR SYSTEMS ARE  
 TO BE FABRICATED UNTIL  
 ALL DIMENSIONS HAVE BEEN  
 VERIFIED BY THE CONTRACTOR.  
 4. SHOP DRAWINGS HAVE BEEN  
 REVIEWED & ACCEPTED BY  
 THE ARCHITECT.

TENANT IMPROVEMENTS FOR  
**TROPICAL RECYCLING**  
 1450 BELL AVENUE  
 FORT PIERCE, ST LUCIE COUNTY, FLORIDA

DATE: 08 AUG '16  
 PROJECT NO: 16 - A115  
 SHEET: of 2 **A2**



**Landscape Data**

Vehicular Use Area along Right of Way  
 520 linear feet x 10 = 5,200 square feet of required landscape area  
 5,200/300 = 17 trees required

Vehicular Use Area along Property Line (north)  
 300 linear feet x 10 = 3,000 square feet of required landscape area  
 3,000/200 = 15 trees required

Interior Vehicular Use Area  
 155,901 square feet of Vehicular Use Area  
 155,901/30 = 5,196.70 square feet of required landscape area  
 5,197/100 = 52 trees required

Total Trees Required = 84 Trees @ 2.5 inch caliper = 210 inches of caliper required  
 Total Landscape Area Provided = 127,315 +/- square feet  
 Total Trees Provided = 53 trees, 62 palms

7 - 2.5" oaks	17.5"
22 - 2.5" holly	55"
12 - 2.5" crape myrtle	30"
12 - 2.5" red cluster bottlebrush	30"
Total Tree Caliper	
62 - cabbage palm (62/2=31 trees)	77.5" credit-31 @2.5"
Total	
210 caliper inches	

**Plant List**

Qty	Botanical Name	Common Name	Specification
7	Quercus virginiana	Live Oak	2.5" cal. min.
22	Ilex attenuata 'Eagleston'	East Palatka cultivar	2.5" cal., min
12	Lagerstroemia indica 'Muskogee'	Crape Myrtle cultivar	2.5" cal., min.
12	Callistemon 'Red Cluster'	Red Cluster bottlebrush	2.5" cal., min.
62	Sabal palmetto	Cabbage Palm	12-18 ht., mix
195	Foresteria segregata	Florida Privet	24" ht. 24" o.c.
Sod to be Argentine Bahia			

**Landscape Notes:**

- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the planning area indicated.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.

COMPUTER FILE REF.	FIELD BK./PG.

**BOGGS**  
 PLANNING + LANDSCAPE ARCHITECTURE  
 100 AVENUE A SUITE 2E  
 FORT PIERCE, FLORIDA 34950

- REVISIONS -		BY	DATE
REVISED PARKING/BIKE RACK/SIDEWALK/SITE DATA PER TRC COMMENTS	GB	08/25/15	

	BY	DATE
DRAWN		
CHECKED		
APPROVED		

**TROPICAL RECYCLING**

**LANDSCAPE PLAN**

08/25/2015
HORIZ. SCALE: 1"=60'
VERT. SCALE: NA
JOB No.
SHEET 1 of 1





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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### *Technical Review Comments* *Tropical Recycling - 1450 Bell Avenue*

- 1) FP Planning
- 2) FP Engineering
- 3) FPUA
- 4) SLC Engineering
- 5) FP Code Enforcement

Stephan Matthes, PE  
2960 S 25th St  
Fort Pierce South FL 34981

**Re: Technical Review – Tropical Recycling  
Conditional Use  
1450 Bell Avenue**

Dear Mr. Matthes, PE,

The following are advisory comments from the Planning Department's review of the application for Conditional Use:

**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.

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

**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.

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.

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.

**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.

**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?

**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.

**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.

**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.

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.

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?

**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.

**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.

**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.

**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 the with City's design review guidelines.




# CITY OF FORT PIERCE

## DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

### INTEROFFICE MEMORANDUM

**TO:** Kori Benton, Senior Planner

**FROM:** John R. Andrews, P.E., City Engineer 

**DATE:** August 11, 2015

**PROJECT:** Tropical Recycling – 1450 Bell Avenue  
Conditional Use Request

**cc:**

**Attachment(s):** None

This is to advise you that we have completed the review of the following documents:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Conditional Use  | <input type="checkbox"/> P/D Drawings & Approved Site Plan                          |
| <input type="checkbox"/> Test Reports & Related Documents                                    | <input type="checkbox"/> Certificate of Completion                                  |
| <input type="checkbox"/> Record Drawings   | <input type="checkbox"/> Permits from applicable Local,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we  Recommend;  Do Not Recommend

- Approval of CU       Building Permit       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

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).
2. The survey indicates that the project is located in Martin County; please make the appropriate revisions.
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 indicated the appropriate signing and striping.
4. The plan indicates a new 6' wide concrete sidewalk on site; please include the appropriate construction detail for this sidewalk.

JRA/tst



**Conditional Use – Tropical Recycling - 1450 Bell Avenue**

- **W/WW Engineering:** Approved
- **Electric & Gas Engineering:** No comments

Tropical Recycling  
1450 Bell Avenue  
Conditional Use  
August 18, 2015

St. Lucie County Engineering/Public Works Comments

1. Bell Avenue is under the jurisdiction of the St. Lucie County.
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.
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.
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.
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.
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.
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 Lestrage 462-2829.
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?
9. What is the finished floor elevation of the existing structure?
10. Please demonstrate (topography) that the existing drainage will function as stated within note #16 and indicated on the site plan.

The following comments have been submitted by St. Lucie County Road and Bridge:

Ron – Thanks for forwarding this. 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

Also, 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.

Ron Harris  
County Surveyor  
772 462-1721



# CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS  
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

*Protecting the health, safety and welfare of our community*



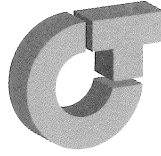
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TO: Kori Benton, Senior Planner  
FROM: Peggy Arraiz, Code Compliance Manager  
RE: Technical Review Project: # 15-04000003  
1450 Bell Avenue – Tropical Recycling  
DATE: August 11, 2015

---

Code Enforcement has reviewed the above project and has the following comments:

- There has been past code enforcement action against this property for several items including landscape maintenance, outside storage, property maintenance and nuisance conditions.
  - While the proposal states that there will no outside storage, can this be said for the entire parcel or only the parcel under their control? The entire property may not have any outside storage or the screening material on the perimeter fences must be re-installed and maintained.
  - The proposal also calls for additional landscaping to be installed along Bell Avenue. All landscaping along the Bell Avenue side must be maintained in a neat appearance.



**CULPEPPER & TERPENING, INC.**

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:15-126

File: CFTP Planning

Sender's Email: [smatthes@ct-eng.com](mailto: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.**

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX: (772) 464-9497

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.

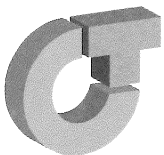
**Response: The existing vegetation shall be reviewed and a phased exotic removal plan will be provided with the building permit submittal.**

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,

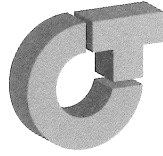
**CULPEPPER & TERPENING, INC.**

  
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](mailto: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.**

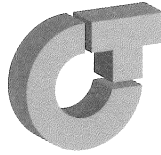


Stefan K. Matthes, P.E.  
Senior Vice President

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](mailto: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.**

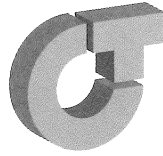
  
Stefan K. Matthes, P.E.  
Senior Vice President

Enclosures: as listed above

Cc: Kori Benton, CFtP Planning  
Brian Katz  
Steven Weaver

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX: (772) 464-9497



**CULPEPPER & TERPENING, INC.**

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:15-126

File: SLC PW

Sender's Email: [smatthes@ct-eng.com](mailto: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

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