



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 5300 S. US. Hwy 1

Parcel ID #(s) 3403-433-0007-000-5

Project description Request for conditional use to allow Rico Farms to conduct an operation consisting of indoor cultivation research of mushrooms and wholesale distribution within the existing 2000 sqft. metal building located on the southwest corner of the

property.
Emil and Delayne Francisco Jr.

Property Owner(s)
222 Smallwood Ave

Street Address
Fort Pierce FL 34982

City State Zip
772-466-0245

Phone Number
CRGF93@aol.com

Email Address

Mike McCarty- McCarty & Associates Land Planning and Design LLC

Applicant/Representative, Title, Company
73 SW Flagler Ave

Street Address
Stuart FL 34994

City State Zip
772-341-9322

Phone Number
mike@mccartylandplanning.com

Email Address

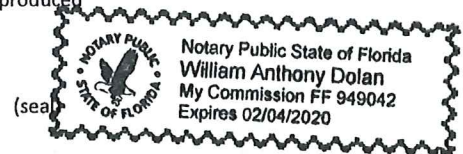
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Emil Francisco Jr. Delayne Francisco
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 29 day of Feb., 2016, by

EMIL FRANCISCO JR + DELAYNE FRANCIS, who is personally known to me or has produced PERSONALLY KNOWN as identification.

William Anthony Dolan
Signature of Notary



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 January 17, 2016

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____

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 2000 sqft Parking Spaces: 5

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

North	South	East	West
Sales office	Vacant commercial	Apartment rentals	Car dealership

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



Att to: the City of Fort Pierce, Fl

RICOFARM Precision Farming Project

RICOFARM'S. Precision Farming is a vibrant, accessible and multi-faceted agriculture and learning project involving a broad range of contamination free healthy, fresh produce and mushrooms production. Our goal is to built upon a commitment to develop and manage the Urban Farms using organic and sustainable practices throughout, and where possible, to incorporate a social enterprise business model, in order to operate successful programs that benefits the community.

Central to our vision is our commitment to foster effective partnerships with customers and the community to establish a spirit of openness, inclusion and participation. We have structured our "RICOFARM'S. Precision Farming plan" to implement new and expanded ideas in a flexible and sequential manner that builds upon innovation and repurpose of materials to build new and affordable technologies and techniques.

The production farm is planned as an indoor facility/farm that generates several tons of contamination free produce mushroom a year, which will be sold wholesale. Our plan for the production farm includes a potential expansion program, thereby providing an employment and life skills training program for teens and young adults in our community.

Mushrooms.

Mushroom is a nutritious vegetarian delicacy and has many varieties. Most of them are edible. It contains many vitamins and minerals but very low on sugar and fat. Fresh mushrooms can be sold in bulk, in farmers markets and the internet. There is also growing market for processed – dried and packed – mushrooms as their shelf life is longer. There are two main varieties of mushroom we intend on growing. button type and oyster.

Mushroom is a vegetarian delicacy and a suitable substitute for meat and eggs. It is easily digestible as well. It is very popular in the USA, Canada and Japan. Market for mushrooms is growing rapidly because of their medicinal and culinary characteristics, the nice aroma, subtle flavor, nutritious values and special taste. Many gourmet recipes are made from them.



Our immediate goals are:

- a. Annual crop yields of at least thirty times that of normal agriculture and six times that of a normal greenhouse.
- b. Tomatoes of quality and taste, equivalent to or above normal organic agriculture.
- c. Produce which contains the maximum amount of organic nutrients and no chemical fertilizer residues nor any soil contamination.
- d. Crops all year round. There are no growing seasons at The Health Factory Farm, Inc.
- e. Substantial annual operating profits.

Company Goals, Longer-term:

- Advance Urban and Community Agriculture throughout the world
- Produce & deliver the best quality vegetables efficiently/friendly to the environment/
- To teach hydroponic farming and provide food for children in Africa/ For-profit business that pursues non-profit projects to facilitate progressive charity.
- To build a business that uses a capitalistic mechanism to operate with a potentially enormous *scope of impact*.
- Combine the best most foundational elements of a growing market to rebuild our food system.

Incubator



Our goal is to Grow gourmet mushrooms in a mechanically controlled and automated environment, utilizing as bulk substrates locally produced agricultural and commercial waste products (coffee grounds).

Our target market for fresh mushrooms and dried shiitake mushrooms is the Northeast of the United States, Canada, Europe, Japan and Korea. The market is not dominated by large branded companies, rather by many wholesalers, distributors and agents selling to speciality shops, chains stores and to the catering industry. A large portion is sold via the internet.

It is estimated that about 200,000 tons of dried shiitake are imported annually into the United States. We are confident, that the market demands will be greater than the Mushroom our company will be able to produce.

We are using coffee grounds and sawdust as our main growing medium. This together with supplements is the raw materials for our production. The material is pasteurized and filled into plastic bags together with spawn. The spawn will invade all of the raw materials and after about 4 weeks will convert the growing medium into mushrooms. A total of 3 harvests are the norm, before the growing medium is exhausted and used up. That total process takes about 3 to 4 months. Once the medium is no longer producing, it will be used as soil amendment.



Inoculation lab.