



Culpepper & Terpening, Inc. (Form G810)

2980 S. 25th Street
Fort Pierce, Florida 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Transmittal Letter

PROJECT: Indian River Bio-Diesel Facility - 1103 North 2nd Street

PROJECT NO.: 16-005
DATE: 02/01/16

TO: Ms. Rebecca Grohall, AICP
Planning Manager
City of Ft. Pierce
100 North US Highway 1, Ft. Pierce, FL 34950

FROM: Stefan Matthes, P.E. *SM*
Culpepper & Terpening, Inc.
2980 South 25th Street, Ft. Pierce, FL 34981

WE TRANSMIT: Attached Under Separate Cover

VIA: Federal Express Mail E-mail
 Hand Delivery Fax Other

FOR: Approval/Action Information Use as requested
 Comment Distribution Other

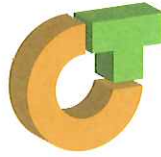
THE FOLLOWING: Change Order Computer Discs Copy of Letter
 Digital Files Drawings Payment Application
 Payment Certificate Prints Plans
 Shop Drawings Specifications Submittals Other

ITEM NO.	NO. OF COPIES	DOCUMENT DATE	FORMAT	DESCRIPTION
1	1	2/1/16	Letter	Indian River Bio-Diesel Conditional Use transmittal letter
2	1	2/1/16	Check	\$100 Application Fee
3	8	2/1/16	Application	Signed Conditional Use "No New Construction" Ap
4	8	1/29/16	Survey	Signed Boundary Survey
5	8	2/1/16	Narrative	Project Narrative
6	8	2/1/16	Plan	Signed and Sealed Site plan
7	8	2/1/16	Plan	Preliminary Landscape Plan
8	8	2/1/16	Plan	Floor Plan
9	1	2/1/16	CD	CD of the submittal documents
10				
11				
12				
13				
14				
15				

REMARKS:

For review of the Conditional Use " No New Construction" application process

Cc: Richard Pratt



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:16-005
File: CFTP Planning
Sender's Email: smatthes@ct-eng.com

February 1, 2016

VIA: *Hand Delivery*

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Indian River BioDiesel – 1103 North 2nd Street
Conditional Use – No New Construction Application Submittal**

Dear Ms. Grohall:

On behalf of the Indian River BioDiesel, LLC, we are pleased to present the following information which will constitute our submittal for a Conditional Use – No New Construction approval for the use of the existing packing house facility located at 1103 North 2nd Street, Ft. Pierce, Florida. As per discussions at the pre-application meeting, the applicant intends to utilize the existing facility to process Bio-Diesel fuel. This submittal includes the following materials:

1. One (1) Check in the amount of \$100.00 for the total review fees;
2. One (1) Original and (7) copies of the executed & notarized Conditional Use – No New Construction application;
3. One (1) Original and (7) Copies of the Project Narrative;
4. One (1) Original and (7) Copies Boundary & Topographic Survey, prepared Masteller, Moler & Taylor, Inc;
5. One (1) Original and (7) Copies of the signed & sealed Site Plan, prepared by Culpepper & Terpening, Inc.;
6. One (1) Original and (7) Copies of the Preliminary Landscape Plan, prepared by Landscape Architect Consultants;
7. One (1) Original and (7) Copies of the Floor Plan, prepared by Donadio Associates Architects, P.A.; and
8. One (1) CD containing the submitted materials in pdf format.

We trust that this submittal is as required to allow the conditional use review process to commence. 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: Richard Pratt



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: 1103 North 2nd Street, Ft. Pierce.

Parcel ID #(s): 2403-705-0006-000/9 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x
 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x
 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x

Project Description: To provide for the development of a Biodiesel Fuel manufacturing facility in an existing building, located in the western Port area of Ft. Pierce. This use is considered to be a Conditional Use under Section 22-22 in the I-1 Zoning District (processing of Food and Related Products (see attached supplemental project description))

Indian River Biodiesel, LLC (attn.: Rip Pratt)

Applicant: 1810 Old Okeechobee Road, Ste A

Street Address: West Palm Beach Florida 33409

City State Zip

Email Address: rippratt@yahoo.com

Phone Number

Culpepper & Terpening, Inc. (attn.: Stefan Matthes, PE)

Agent: 2980 South 25th street

Street Address: Ft. Pierce Florida 34981

City State Zip

Phone Number: 772-464-3537

Email Address: smatthes@ct-eng.com

Applicants Signature(s)

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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

See attached authorization letter

Property Owner(s) Signature(s)

STATE OF: _____
COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____ who is personally known to me or who has produced _____ as identification.

Signature of Notary

Type or Print Name of Notary

Commission Number (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 & drainage improve. are req'd:
 - 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 39,500 (mol) Parking Spaces: 40 spaces provided

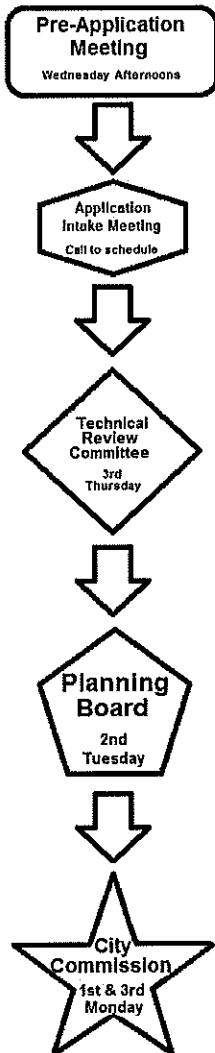
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

NORTH	SOUTH	EAST	WEST
Industrial	Industrial (Fuel Storage)	Industrial (Port of Ft. Pierce Development Area)	Railroad ROW/ US #1 (Highway)

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



EGAN PACKING LLC

**1900 Old Dixie Highway, Fort Pierce, Florida 34946-1423
(772) 465-7555 FAX (772) 460-5012**

February 1, 2016

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: Egan Packing LLC – Indian River Biodiesel, LLC
Agent Authorization

Dear Ms. Grohall:

On behalf of the owner of record of the attached described property, please accept this letter as Egan Packing LLC's authorization for Genuine Bio-Fuel Inc. ("GBF"), through its subsidiary, Indian River Biodiesel, LLC ("IRB"), to file an application for Conditional Use for the operation of a food and related products manufacturing facility in the I-1 (Industrial Light) Zoning District in the City of Ft. Pierce. Along with authorizing GBF/IRB to apply for this Conditional Use Permit, we acknowledge that Culpepper and Terpening, Inc., will be the local representative/agent for the processing of this application through the City of Ft. Pierce.

If you should have any questions or need additional information concerning this letter authorization, please do not hesitate to contact me at 772-489-7275.

Thank you.

Sincerely,



Richard M. Carnell, Jr.
Vice President

RMC/tmw
Enclosures

Property Card

Site Address: 1103 N 2nd ST
 Map ID: 24/03S
 Parcel ID: 2403-705-0006-000-9
 Zoning: I1
 Account #: 15954
 Use Type: 4400
 Sec/Town/Range: 03/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
 1900 Old Dixie Hwy
 Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market: \$1,164,100
 Assessed: \$1,164,100
 Exemptions: \$0
 Taxable: \$1,164,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$1,164,100	\$1,164,100	\$0	\$1,164,100
2014	\$1,168,900	\$1,168,900	\$0	\$1,168,900
2013	\$1,166,300	\$1,166,300	\$0	\$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	\$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	\$878,300
03-01-1986	0495 / 0386	01	CV		\$650,000

Primary Building Information

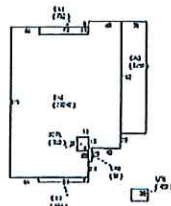
Finished Area of this building: 33,667 SF
 Gross Area of this building: 41,301 SF

Exterior Data

View: Roof Cover: Sheet Metal Roof Structure: Steel Truss Building Type: INDD
 Year Built: 1945 Frame: Grade: Y_D Effective Year: 1945
 Primary Wall: Corr Metal Story Height: 10 Ft Ad Ht No. Units: 1 Secondary Wall: Conc Block

Interior Data

Bedrooms: 0 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 0 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 100% Heat Fuel: Primary Floors: CONC GRD



Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
ASP2 LOW	1	11731	1945
CONCRET RAMP	1	259	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945
CONCRET HIGH	1	11720	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PROJECT NARRATIVE

Genuine Bio-Fuel Inc., through its subsidiary Indian River Biodiesel, LLC, proposes to construct and operate a biodiesel manufacturing facility in an existing building that is owned by Egan Packers, LLC. This existing facility is located at 1103 North 2nd Street (along the west side of North 2nd Street), in the City of Ft. Pierce. The prior use of this facility was as a citrus packing facility that ceased operations in recent years. The new proposed use of this building, the manufacturing of biodiesel fuel products, has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the processing of food and related products (see attached Zoning Use Table with determined use highlighted.)

Biodiesel is a renewable, sustainable source of clean energy that has proven to be an alternative fuel source to petroleum diesel. The finished Biodiesel product is a fuel product that can be used in any vehicle that currently uses diesel fuel.

Genuine Bio-Fuel, will make use of a proprietary manufacturing process that converts organic materials into diesel fuel. Traditional biodiesel producers use a production method called "batching," which yields unpredictable results, is time-consuming, expensive and creates unnecessary pollution known as "dirty water." Genuine Bio-Fuel uses a proven continuous production technology that does not result in "dirty water" by product and does not require extensive consumption of electrical energy. Genuine Bio-Fuel's facility in Indiantown, Florida, established in 2008, generally consumes less power than two typical single-family homes on a daily basis, helping to further the environmental benefit of this kind of production. Genuine Bio-Fuel Inc. products have been determined to be such a clean and reliable biodiesel product that we have been approved by the Environmental Protection Agency as an "RFS-2 Registered Renewable Fuel Producer."

Generally, the process for the manufacturing of the biodiesel product involves the following:

- The feedstock arrives at the production site by trailer and is pumped into atmospheric tanks located inside the production building.
- The feedstock is allowed to settle inside the tanks and any water or food contaminants are pumped out and sold as animal feed.
- The concentrated feedstock is then filtered and pumped into the processing portion of the building, where using a continuous flow process, the concentrated feedstock is heated to below 140oF, and after some small amounts of additives are made, the concentrated feedstock mixture undergoes an ultra-sonification process where sound energy is applied in order to break the chemical bonds within the mixture.
- The mixture is then subjected to additional treatment process that result the fully processed biodiesel mixture being stored in tanks to await final loading into fuel tankers for customer use. Retail fuel sales do not to take place on the site.

It should be noted that all production activities are done within the former Egan citrus packing house facility.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal building renovations will be required for processing needs and any such work will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas. Review of the sites existing on-site lighting appears to have this site consistent with City Codes and no enhancements are proposed.

The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 22-74 thru 22-81, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be applied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed development of a biodiesel manufacturing facility under the classification of a "food and related products processing facility," in the I-1 Zoning District is, in fact, an acceptable use of the petitioned property.

A. Consistency with Local Code and Comprehensive Plan.

The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Comprehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The manufacturing of biodiesel products has, at its roots, the use of previously processed and raw food stuffs/wastes that through a method of controlled chemical reaction are converted into an organic based fuel resource. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, will not have an undue adverse effect upon any nearby property. The manufacturing processes will be taking place inside an existing industrial building that was formerly used as a citrus packing facility. All processing and material storage of the biodiesel products will take place inside of this existing structure.

The surrounding industrial uses to this site include; a.) a fuel storage (petroleum based) facility to the south; b.) the FEC railroad to the west; c.) the Port of Ft. Pierce and other industrial/marine related uses to the east; and, d.) undeveloped property to the north used for equipment storage (refer to figure D-2).

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies

of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

3. **All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.**

All production activities are done within the former Egan citrus packing house facility. The proposed Conditional Use does not require any additions, or structural modifications, to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment/reuse of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas (refer to attached site plans to be approved through reference in this Conditional Use application.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities and services, including roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures, parks and mass transit.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 (Industrial Light) Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility and will be served by adequate public facilities and services.

- Water and Sewer Services are presently at the site (refer to Figures G-1 and G-2)
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.

- As a non-residential use, the proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, will have no impact upon the City's Park System.
- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of production operations. The petitioner has current facilities performing the same type of fuel processing in the Treasure Coast area and has developed detailed fire prevention/emergency management procedures that would address any potential conditions warranting such actions.
- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

Site Address: 1103 N 2nd
ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-
000-9
Zoning: II

Account #: 15954
Use Type: 4400

Sec/Town/Range:
03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT
PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market: \$1,164,100 Assessed:
Exemptions: \$0 Taxable:

\$1,164,100 Year
\$1,164,100 2015

2014
2013

Historical Values 3-year

Just/Market Assessed
\$1,164,100 \$1,164,100
\$1,168,900 \$1,168,900
\$1,166,300 \$1,166,300

Exemptions Taxable
\$0 \$1,164,100
\$0 \$1,168,900
\$0 \$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	\$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	\$878,300
03-01-1986	0495 / 0386	01	CV		\$650,000

Primary Building Information

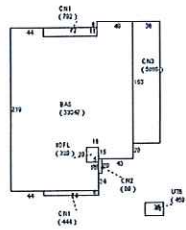
Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD



Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
CONCRET HIGH	1	11720	1945
CONCRET RAMP	1	259	1945
ASP2 LOW	1	11731	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PREPARED BY AND RETURN TO:
Richard M. Carnell
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID Number(s): 2403-705-0006-000-9

COPY

[Space Above this Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of the 31st day of December, 2011, between BERNARD EGAN & COMPANY, a Florida corporation, f/k/a as Egan, Fickett & Company, a Florida corporation, whose post office address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 ("Grantor"), and EGAN PACKING LLC, a Florida limited liability company whose post office address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 ("Grantee).

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, trusts, trustees and governmental and quasi-governmental entities.)

WITNESSETH That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain parcel of real property (the "Property") situate in St. Lucie County, Florida, and more particularly described as follows:

That part of Lot 6 of the Assessor's Map of the North part of Fort Pierce, Florida, which lies between North Second Street and the right-of-way of the Florida East Coast Railway and that part of the South 150 feet of the East 225 feet of Lot 6, Block A, Assessor's Map of North part of Fort Pierce, as per plat thereof recorded in Plat Book 1, at Page 164, of the Public Records of St. Lucie County, Florida, lying west of Second Street.

THIS DEED IS BEING RECORDED TO EFFECT A TRANSFER OF AN INTEREST IN REAL PROPERTY TO THE GRANTEE BY THE GRANTOR, WHICH GRANTOR IS THE SOLE MEMBER OF THE GRANTEE. AT THE TIME OF TRANSFER, THE INTEREST IN REAL PROPERTY BEING TRANSFERRED HEREBY WAS NOT ENCUMBERED BY A MORTGAGE OR OTHER SIMILAR LIEN. AS A RESULT, ONLY MINIMAL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$0.70 ARE BEING PAID HEREON. SEE CRESCENT MIAMI CENTER, LLC V. DEPARTMENT OF REVENUE, 903 SO.2D 913 (FLA.2005).

SUBJECT TO restrictions, reservations, special assessments and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2011.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the date and year first above written.

Signed, sealed and delivered
In the presence of:

Allyson A. Huntz
Printed Name: Allyson A. Huntz

GRANTOR:
BERNARD EGAN & COMPANY, a Florida
corporation
By: *Gregory P. Nelson*
GREGORY P. NELSON, PRESIDENT

Terri A. Watkins
Printed Name: Terri A. Watkins

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of December, 2011, by Gregory P. Nelson as President of Bernard Egan & Company, to me personally known who did not take an oath.

Pennie B. Lee
NOTARY PUBLIC, STATE OF FLORIDA
Pennie B. Lee
Commission # EE006816
Expires: JULY 28, 2014
BONDED THRU ATLANTIC BONDING CO., INC.
(Notary Seal)

Pennie B. Lee
Notary Public
My Commission Expires: 7-28-14

COPY

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

EGAN PACKING LLC

Filing Information

Document Number	L11000074527
FEI/EIN Number	45-2725340
Date Filed	06/27/2011
Effective Date	06/27/2011
State	FL
Status	ACTIVE

Principal Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Mailing Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Registered Agent Name & Address

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Name Changed: 04/17/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NELSON, GREGORY P
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

HURWITZ, JEFFREY A
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

MARTIN, JAMES A

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Annual Reports

Report Year	Filed Date
2013	04/17/2013
2014	04/09/2014
2015	04/07/2015

Document Images

04/07/2015 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/09/2014 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/17/2013 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
06/28/2012 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/18/2012 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
06/27/2011 -- Florida Limited Liability	<input type="button" value="View image in PDF format"/>

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**

Detail by Entity Name

Florida Profit Corporation

GENUINE BIO-FUEL, INC.

Filing Information

Document Number	P08000039120
FEI/EIN Number	26-2509291
Date Filed	04/17/2008
State	FL
Status	ACTIVE

Principal Address

17250 S.W. RAILROAD AVENUE
INDIANTOWN, FL 34956

Mailing Address

P.O. BOX 3366
Hernando Beach, FL 34607

Changed: 03/02/2014

Registered Agent Name & Address

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Officer/Director Detail

Name & Address

Title PD

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Title VP

LACOURSE, GEORGE
1212 CHICKASAW ST
JUPITER, FL 33458

Title DST

LONGO, LINDA

12226 154TH RD N
JUPITER, FL 33478

Title VPD

LONGO, JEFFREY
12226 154TH ROAD N
JUPITER, FL 33478

Annual Reports

Report Year	Filed Date
2013	01/15/2013
2014	03/02/2014
2015	02/19/2015

Document Images

02/19/2015 -- ANNUAL REPORT	View image in PDF format
03/02/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
01/22/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
05/10/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- Domestic Profit	View image in PDF format

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

INDIAN RIVER BODIESEL, LLC

Filing Information

Document Number	L16000004381
FEI/EIN Number	NONE
Date Filed	01/06/2016
Effective Date	01/01/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	01/12/2016
Event Effective Date	NONE

Principal Address1103 NORTH 2ND STREET
FT. PIERCE, FL 34946**Mailing Address**1810 OLD OKEECHOBEE ROAD
SUITE A
WEST PALM BEACH, FL 33409**Registered Agent Name & Address**HAYES, EDWARD
1810 OLD OKEECHOBEE RD - A
SUITE A
WEST PALM BEACH, FL 33409**Authorized Person(s) Detail****Name & Address**

Title MGR

BURDETT, CHRISTOPHER C
1810 OLD OKEECHOBEE RD - A
WEST PALM BEACH, FL 33409**Annual Reports****No Annual Reports Filed**

Document Images

[01/12/2016 -- LC Amendment and Name Change](#)

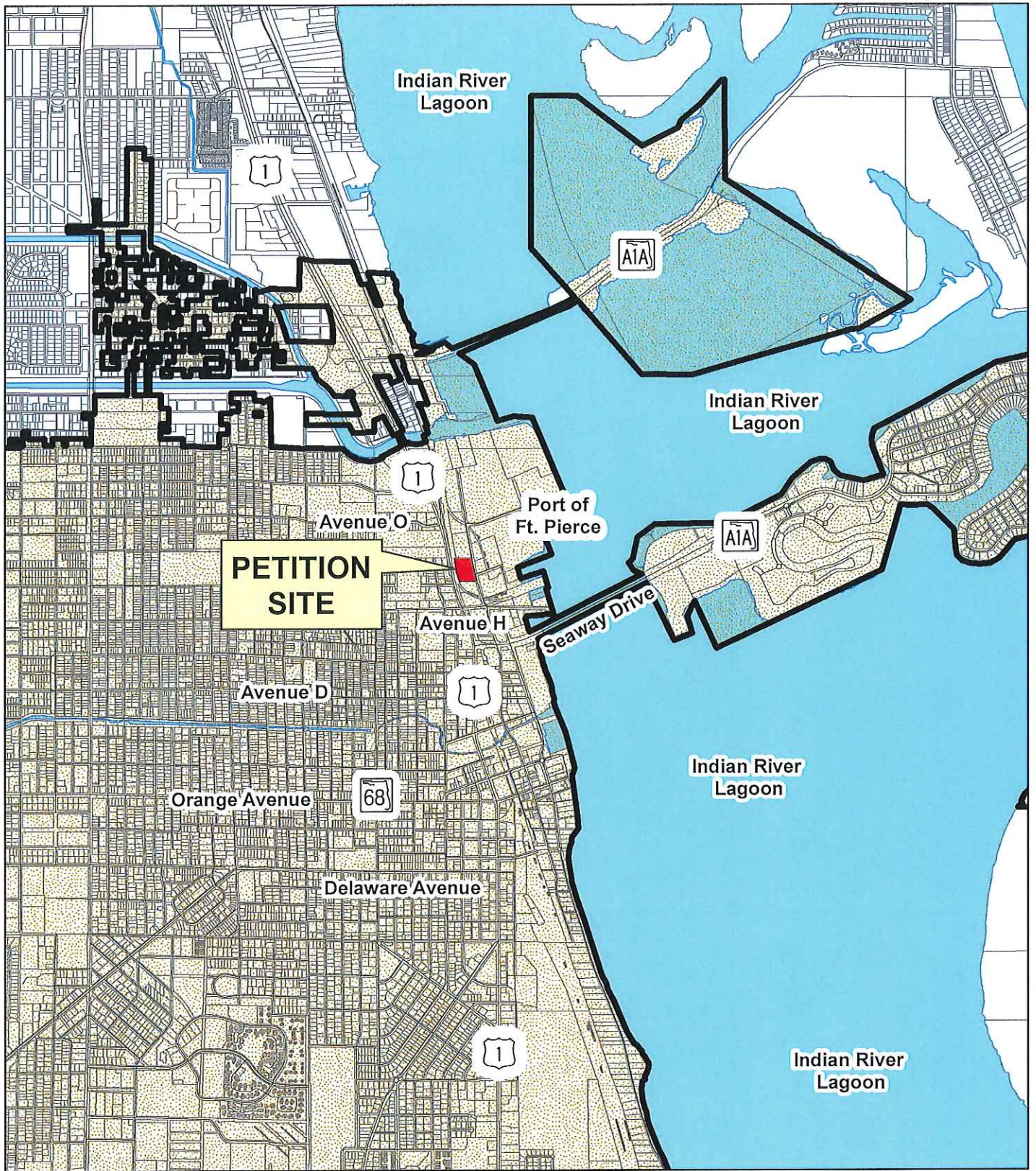
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[01/06/2016 -- Florida Limited Liability](#)

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State of Florida, Department of State

Path: P:\P\012015\15-156 PSL - Design and permitting crosstown recreational parking lots\15-156 GIS Maps\crosstown - empire - lmd usa\16-004 - fig d 1a - location map - wide view (05.mile).mxd



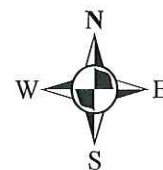
Indian River Bio-Fuel - Ft. Pierce Facility Conditional Use Application

LEGEND

 Petition Parcel

City

 Fort Pierce



1 inch:0.5 mi.

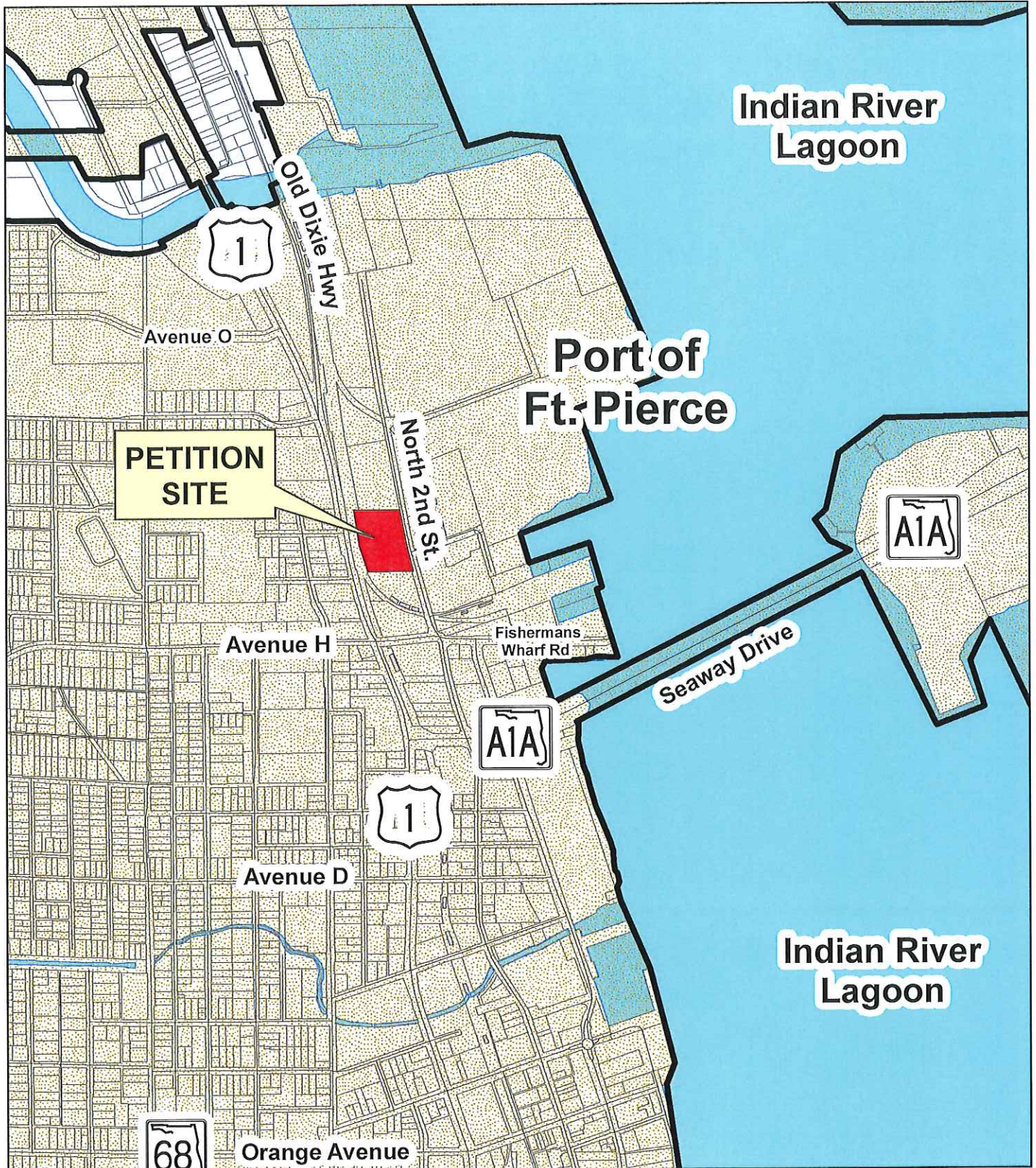
Exhibit - D-1a

Project Location Map
(very wide view)



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

Path: P:\Proj\2015\15-156_PSL - Design and permitting crosstown recreational parking lots\15-156 GIS Map\crosstown - empire - land use\15-004 - fig d1b - location map - wide view (1000 ft).mxd



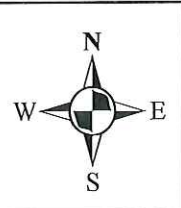
**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

 Petition Parcel

City

 Fort Pierce



1 inch:0.19 mi.

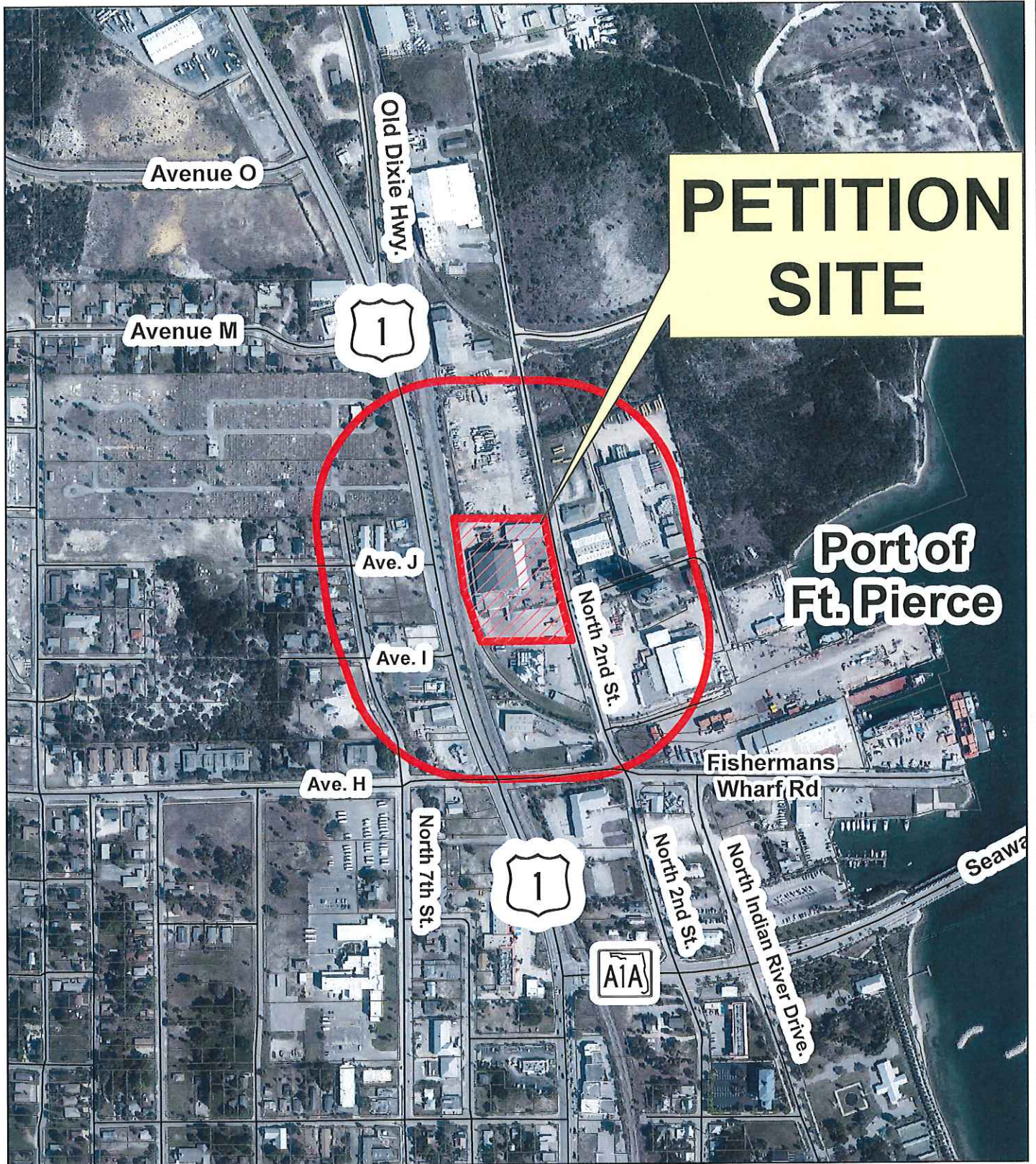
Exhibit - D-1b

Project Location Map
(wide view)



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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Indian River Bio-Fuel - Ft. Pierce Facility Conditional Use Application

LEGEND

-  Petition Parcel
-  500 ft Notice Ring



1 in = 500 ft

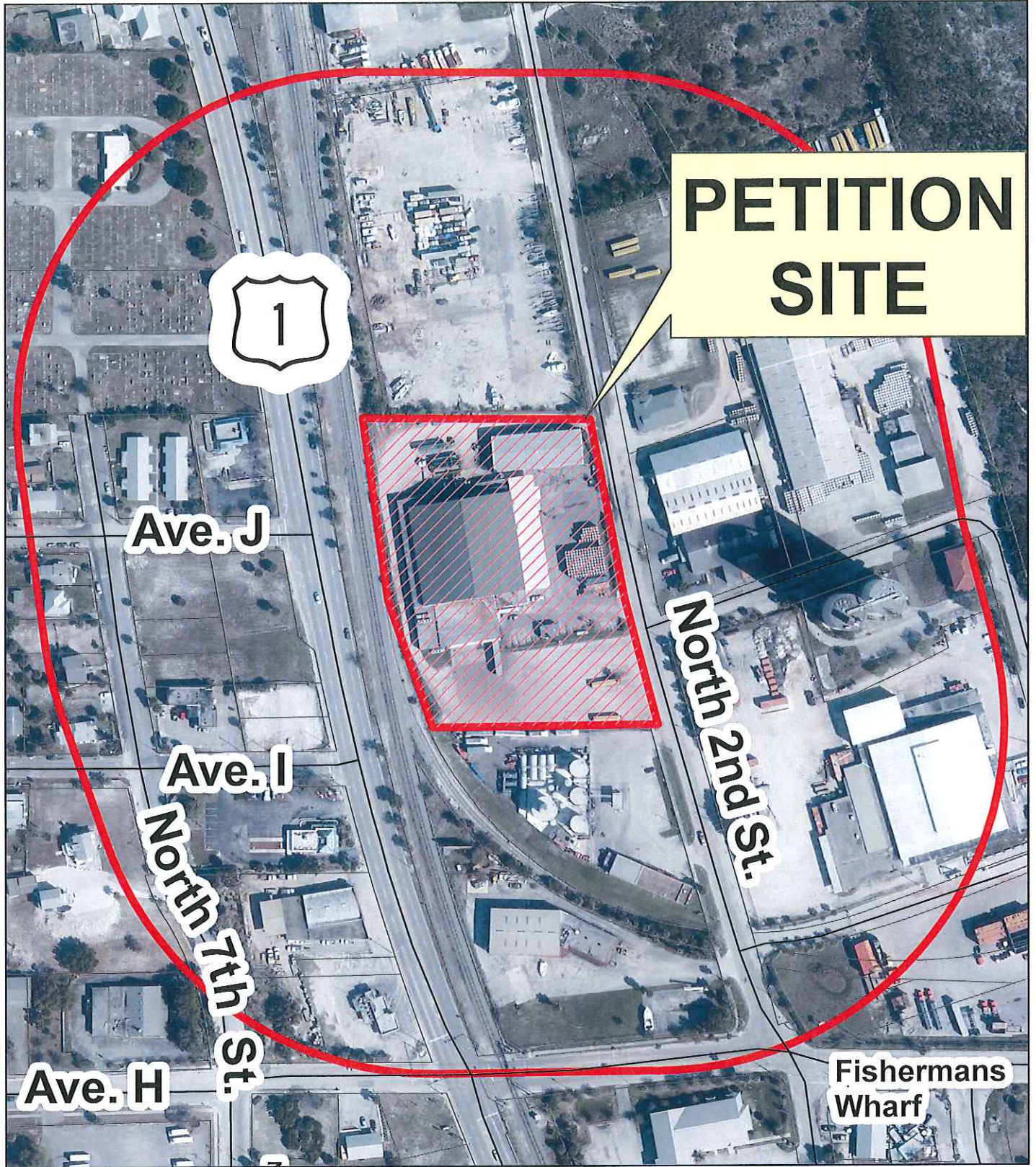
Exhibit - D-2a

Site Aerial Map
(wide view)





CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Path: P:\Proj\2016\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\16-005 FTP - Indian River Bio-diesel site (pvt)\16-005 - GIS\1 - mxd - 16-005 - map figures\16-004 - fig d-2b - site aerial map (200 ft).mxd



**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

-  Petition Parcel
-  500 ft Notice Ring



1 in = 200 ft

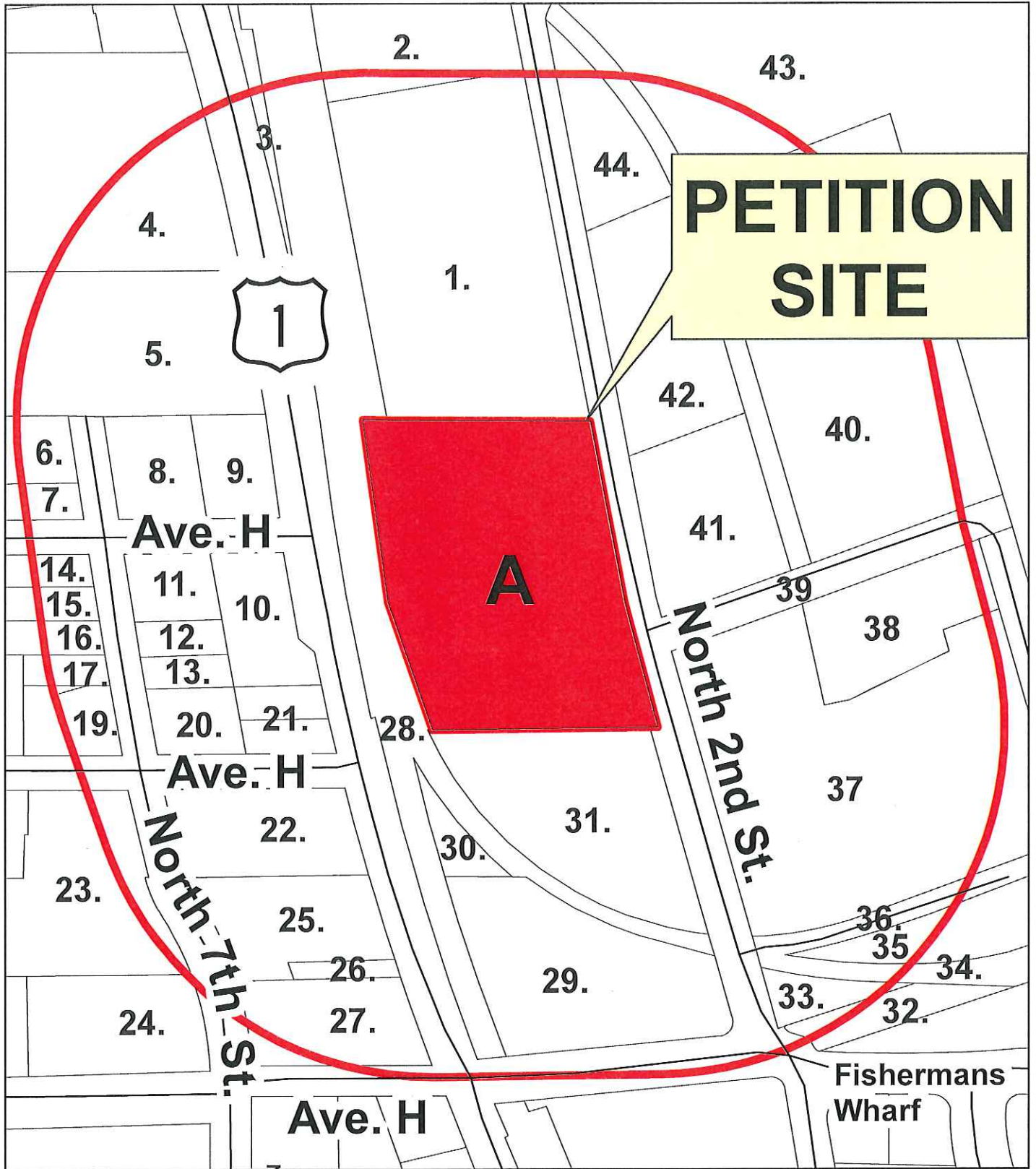
Exhibit - D-2b

Site Aerial Map
(close view)



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Path: P:\Proj\2016\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\16-005 FTP - Indian River Bio-Diesel Site (px)\16-005 - GIS\1 - mxd - 16-005 - map figures\16-004 - fig d-4 - parcel id map (200 ft).mxd



**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

-  Petition Parcel
-  500 ft Notice Ring



1 in = 200 ft

Exhibit - D-4

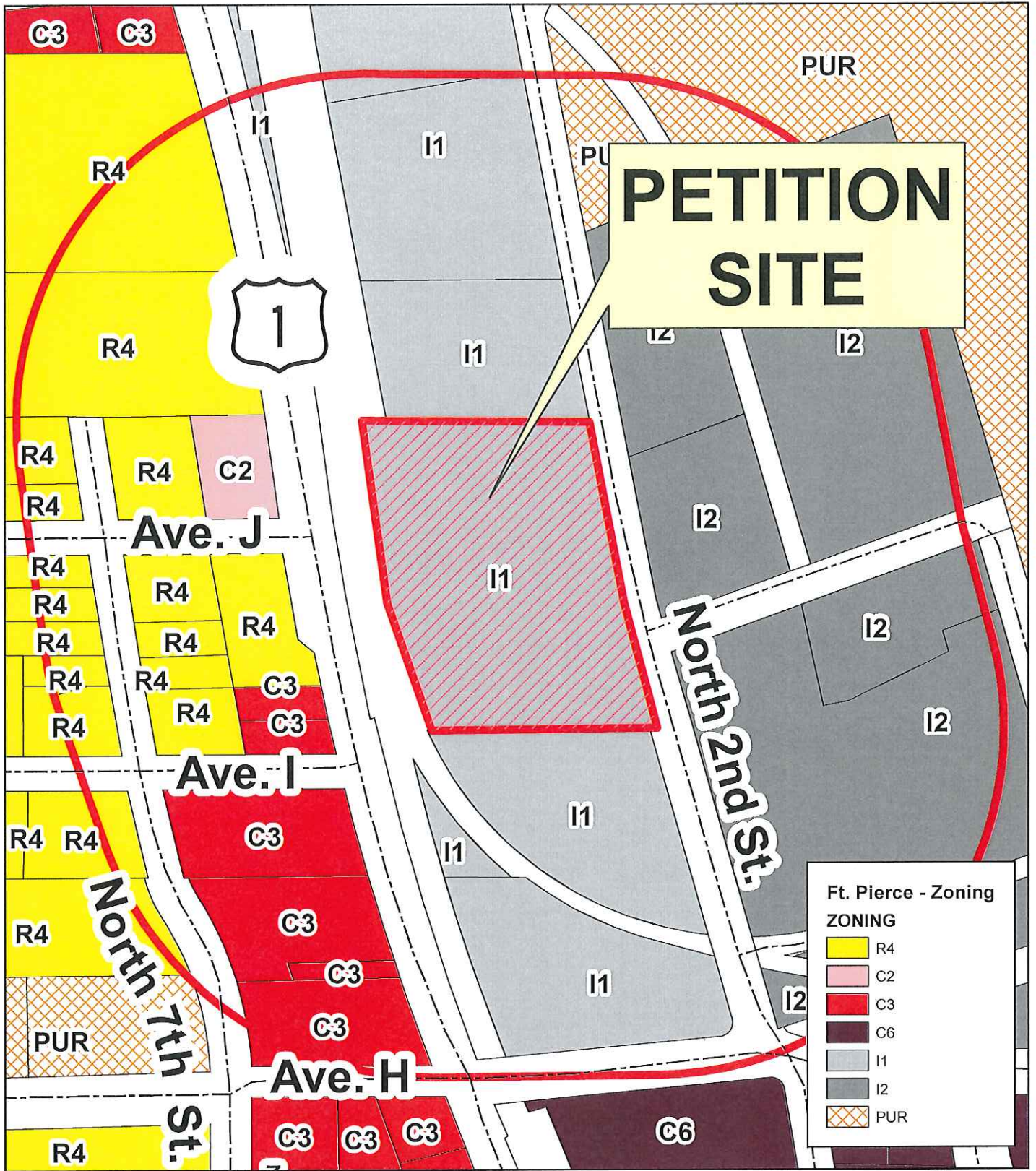
Parcel ID Map
(close view)



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Map ID	Parcel ID	Current Owner	Site Address	Acreage
A	2403-705-0006-000-9	Egan Packing LLC	1103 N 2nd ST	3.46
1	2403-705-0001-000-4	Jamco Inc	N 2nd ST	3.25
2	2403-243-0000-000-0	Rinker Materials Corp	1301 N 2nd ST	2.14
3	2403-312-0003-000-2	St Lucie County	TBD	0.5
4	2403-321-0001-000-6	Riverview Memorial Park Inc	1301 N US HWY 1	9.27
5	2403-705-0002-000-1	Riverview Memorial Park Inc	1201 US HWY 1	6.6
6	2403-706-0032-000-3	James E Hatfield	1111 N 7th ST	0.28
7	2403-706-0031-000-6	James E Hatfield	1101 N 7th ST	0.16
8	2403-706-0012-000-7	Joe and Gina Noelke LLC	1102 N 7th ST	0.44
9	2403-706-0009-000-3	Joseph R Wilson	1101 N US HWY 1	0.44
10	2403-706-0005-000-5	Vincent Molle (TR)	1011 N US HWY 1	0.55
11	2403-706-0015-000-8	Vincent Molle (TR)	N 7th ST	0.27
12	2403-706-0016-000-5	Vincent Molle (TR)	1008 N 7th ST	0.14
13	2403-706-0018-000-9	Vincent Molle (TR)	1009 N 7th ST	0.14
14	2403-706-0030-000-9	Orange Avenue Auto Sales Inc	1011 N 7th ST	0.16
15	2403-706-0029-000-9	James E Hatfield	1009 N 7th ST	0.17
16	2403-706-0028-000-2	James E Hatfield	1007 N 7th ST	0.17
17	2403-706-0027-000-5	James E Hatfield	1005 N 7th ST	0.13
18	2403-706-0025-010-4	James Hatfield	N 7th ST	0.01
19	2403-706-0025-000-1	James E Hatfield	1001 N 7th ST	0.28
20	2403-706-0019-000-6	Avenue I Investments LLC	614 Avenue I	0.27
21	2403-706-0003-000-1	Treasure Coast Achoo LLC	1001 N US HWY 1	0.29
22	2403-706-0001-000-7	Inlet Bait LLC	927 N US HWY 1	0.78
23	2403-706-0023-000-7	Charles R Jardine Jr	921 N 7th ST	1.38
24	2403-710-0001-000-0	Henrietta Realty Corp	901 N 7th ST	0.82
25	2403-708-0001-000-3	Lewis Brothers Properties Inc	919 N US HWY 1	0.73
26	2403-708-0004-000-4	Lewis Brothers Properties Inc	N US HWY 1	0.09
27	2403-714-0006-000-7	Lewis Brothers Properties Inc	901 N US HWY 1	0.76
28	2403-221-0000-010-5	FEC RR	TBD	0
29	2403-705-0009-000-0	Lloyd F Bell Jr Revocable Trust of 2011	9 FISHERMANS WHARF	1.62
30	2403-705-0008-000-3	Lloyd F Bell Jr Revocable Trust of 2011	US HWY 1	0.17
31	2403-705-0007-000-6	Palmdale Oil Co Fp Llc	911 N 2nd ST	1.62
32	2403-314-0005-000-2	King Maritime Group Llc	100 TERMINAL DR	0.68
33	2403-341-0002-000-5	Destin Beach Inc	TERMINAL DR	0.19
34	2403-221-0000-010-5	FEC RR	TBD	0
35	2403-314-0005-000-2	King Maritime Group Llc	100 TERMINAL DR	0.68
36	2403-221-0000-010-5	FEC RR	TBD	0
37	2403-313-0003-000-5	King Maritime Group LLC	1001 HARBOR ST	4.05
38	2403-313-0003-010-8	Lloyd F Bell Jr Revocable Trust of 2011	1101 HARBOR ST	0.87
40	2403-311-0001-000-5	Bernard A Egan Groves Inc	1110 N 2nd ST	3.83
41	2403-313-0001-000-1	Bernard Egan and Co	1000 N 2nd ST	1.04
42	2403-311-0002-000-2	Bernard A Egan Groves Inc	1110 N 2nd ST	1.22
43	2403-133-0001-000-9	Destin Beach Inc	10 Avenue M	28.47
44	2403-312-0001-000-8	Mollywog LLC	1302 N 2nd ST	0.55
45	2403-314-0001-000-4	Destin Beach Inc	1100 HARBOR ST	0.07

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**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

- Petition Parcel
- 500 ft Notice Ring



1 in = 200 ft

Exhibit - D-5

**Area Zoning Map
(close view)**



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Sec. 22-34. - Light Industrial Zone (I-1).

- (a) Purpose. The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

- (b) Basic use standards. Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
 - (1) Lot size.
 - a. The minimum lot width shall be one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
 - (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

- (c) Other applicable use standards.
 - (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (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.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
 - (6) Conditional uses will meet the requirements in sections 22-74 through 22-86.
 - (7) Signs will comply with standards referred to in section 22-55.
 - (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09; Ord. No. L-267, § 2, 11-5-12; [Ord. No. L-295, § 17, 11-4-13](#))

ARTICLE III. - BASIC ZONING DISTRICTS

Sec. 22-22. - Allowed uses.

- (a) Uses listed are allowed in each zoning district in accordance with the Use Table.
- (b) Permitted uses. Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (c) Conditional uses. Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (d) Prohibited uses. Uses identified with a "-" in the Use Table are expressly prohibited.
- (e) Use table.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	IB	OS1	OS2	A1	A2	
RESIDENTIAL																								
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																								
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	-	C	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales and Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	-	P	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	P	-	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P	-	P	-	P	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	P	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	P	-	P	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	P	-	P	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse and Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	C	P	-	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
-Processing of Food and Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Navigation Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Telecommunication Facility																							
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

The general description of each land use category in the area of the proposed conditional use is as follows:

A. Residential

Medium Density Residential (RM):

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

B. Commercial

General Commercial (GC):

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Marine Commercial (MC):

The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

D. Industrial

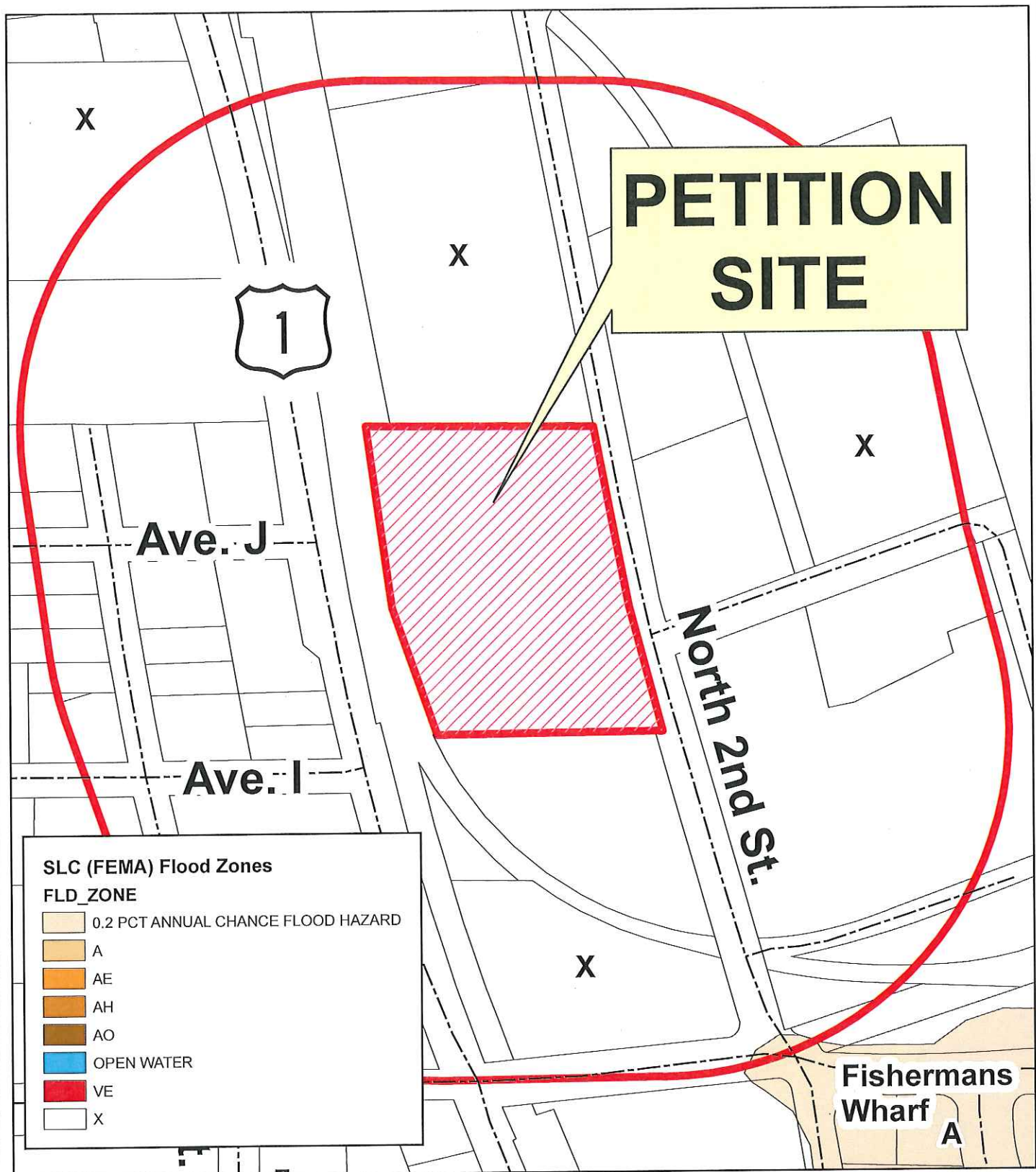
Industrial (I):

The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

E. Conservation/Open Space









Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

Path: P:\Proj\2016\15-005 Indian River Bio-Diesel Facility @ Fort Pierce\15-005 FTP - Indian River Bio Diesel site (px)\15-005 - GIS\1 - map figures\15-004 - fig e-1 - flood zone (200 ft).mxd





SLC (FEMA) Flood Zones

FLD_ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  AH
-  AO
-  OPEN WATER
-  VE
-  X

**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

-  Petition Parcel
-  500 ft Notice Ring

Community ID: 120285/ 1202856
Flood Map ID: 12111 C 0179 J
Date: February 2012



1 in = 200 ft

Exhibit - E-1

Flood Zone Map
(close view)



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FLOOD HAZARD ZONE DESCRIPTION/DEFINITIONS

- **Flood Zones**

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

- **SPECIAL FLOOD HAZARD AREA (SFHA)**

The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.

- **Zone A**

Areas subject to inundation by the 1-percent-annual-chance flood event, generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AE and A1-30**

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AH**

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AO**

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone A99**

Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

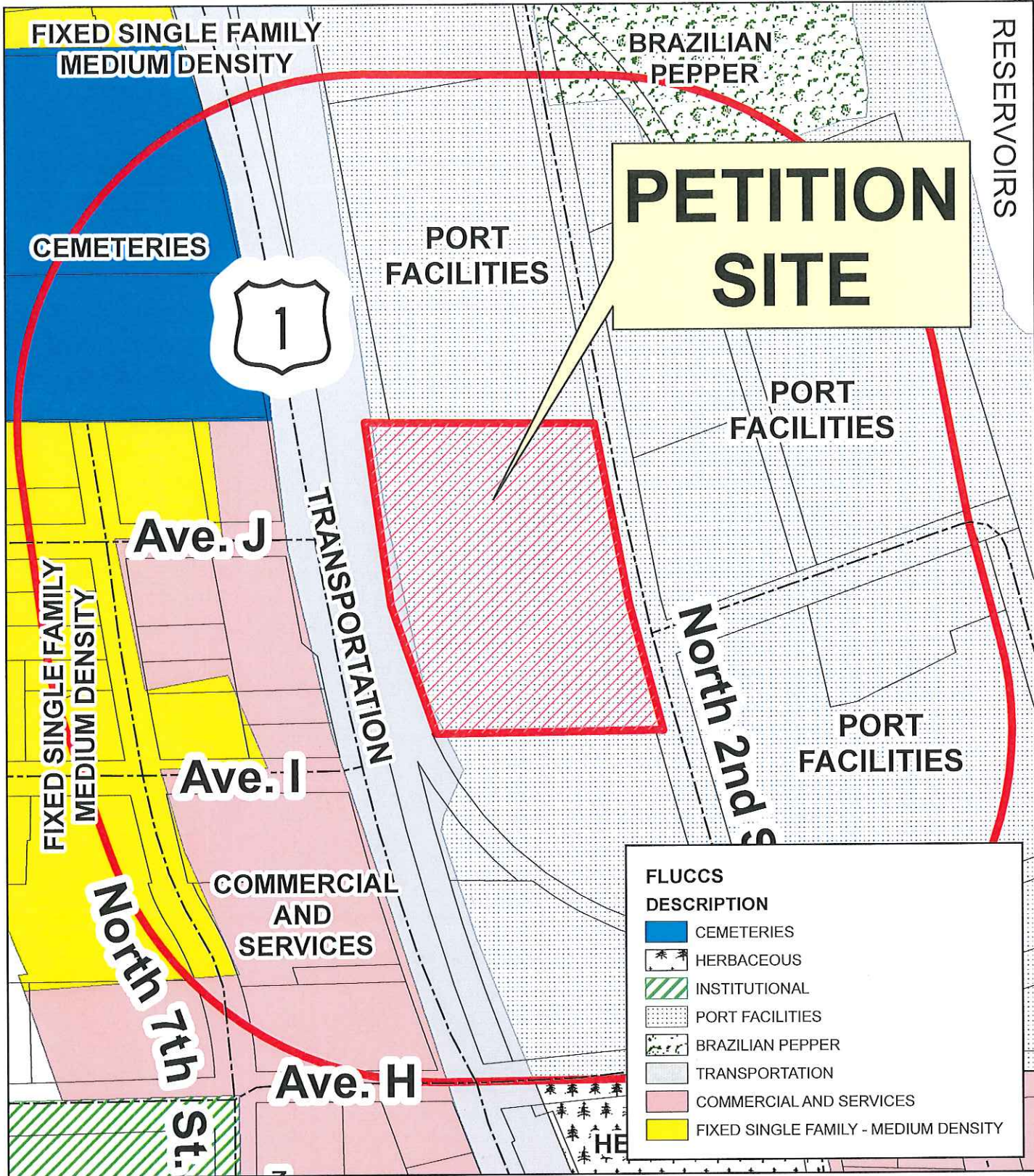
- **Zone V**

Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone VE and V1-30**

Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action (refer to local area flood map for BFE's designations). Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Path: P:\proj\2016\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\16-005 FTP - indian river bio diesel site (pub)\16-005 - GIS\1 - mxd - 16-005 - map figures\16-004 - fig e-2 - fluccs map (200 ft).mxd

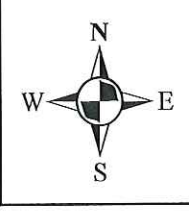


FLUCCS DESCRIPTION	
	CEMETERIES
	HERBACEOUS
	INSTITUTIONAL
	PORT FACILITIES
	BRAZILIAN PEPPER
	TRANSPORTATION
	COMMERCIAL AND SERVICES
	FIXED SINGLE FAMILY - MEDIUM DENSITY

Indian River Bio-Fuel - Ft. Pierce Facility Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring



1 in = 200 ft

Exhibit - E-2

FLUCCS Map
(close view)

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FLUCCS LAND USE CODE DESCRIPTIONS (Source FDOT)

100 URBAN AND BUILT-UP

Urban and built-up land consists of areas of intensive use with much of the land occupied by man-made structures. Included in this category are cities, towns, villages, strip developments along highways such areas as those occupied by malls, shopping centers, industrial and commercial complexes and institutions that may, in some instances, are isolated from urban areas.

110 - 130 Residential

Residential land uses range from high-density urban housing developments to low-density rural areas characterized by a relatively small number of homes per acre. The variation extends from the multi-family apartment complexes generally located in larger urban centers to those single-family houses sometimes having lot sizes of more than one acre.

Other land use categories may embrace areas that meet the Residential category requirement. Often such residential sections are an integral component of the category with which they are associated and should be included within that category. For example, in the Institutional category residential units may be found on military bases in the form of barracks, apartments, dormitories or homes and on college and university campuses in the form of apartments and dormitories in close proximity to instructional buildings. Agricultural field operations and resort facilities commonly provide temporary lodging for their employees and these areas should be classified under Agriculture and Commercial and Services respectively.

110 Residential, Low Density (Less than two dwelling units per acre)	129 Medium Density Under Construction
111 Fixed Single Family Units	130 Residential, High Density
112 Mobile Home Units	131 Fixed Single Family Units (Six or more dwelling units per acre)
113 Mixed Units (Fixed and mobile home units) *Note	132 Mobile Home Units (Six or more dwellings units per acre)
116 Low Density with Golf Courses and Small Bodies of Water	133 Multiple Dwelling Units, Low Rise (Two stories or less)
119 Low Density Under Construction	134 Multiple Dwelling Units, High Rise (Three stories or more)
120 Residential, Medium Density (Two-five dwelling units per acre)	135 Mixed Units (Fixed and mobile home units)
121 Fixed Single Family Units	136 Multiple-High Density Units: One, Two, or Three Stories with Golf Courses and Small Bodies of Water
122 Mobile Home Units	139 High Density Under Construction
123 Mixed Units (Fixed and mobile home units)	
126 Medium Density with Golf Courses and Small Bodies of Water	

140 Commercial and Services

Commercial areas are predominantly associated with the distribution of products and services. This category is composed of a large number of individual types of commercial land uses which often occur in complex mixtures. The Commercial and Services category includes all secondary structures associated with an enterprise in addition to the main building and integral areas assigned to support the base unit.

141 Retail Sales and Services	146 Oil and Gas Storage <except those areas associated with industrial use or manufacturing>
142 Wholesale Sales and Services (Excluding warehouses associated with industrial use)	147 Mixed Commercial and Services
143 Professional Services	148 Cemeteries
144 Cultural and Entertainment	149 Commercial and Services Under Construction
145 Tourist Services	

150 Industrial

The Industrial category embraces those land uses where manufacturing, assembly or processing of materials and products are accomplished. Industrial areas include a wide array of industry types ranging from light manufacturing and industrial parks to heavy manufacturing plants. Also included are those facilities for administration and research, assembly, storage and warehousing, shipping and associated parking lots and grounds.

151	Food Processing	155	Other Light Industrial
152	Timber Processing	156	Other Heavy Industrial
153	Mineral Processing	159	Industrial Under Construction
154	Oil and Gas Processing		

170 Institutional

Educational, religious, health and military facilities are typical components of this category. Included within a particular institutional unit are all buildings, grounds and parking lots that compose the facility. Those areas not specifically related to the purposes of the institution should be excluded.

171	Educational Facilities	176	Correctional
172	Religious	177	Other Institutional
173	Military	178	Commercial Child Care
174	Medical and Health care	179	Institutional Under Construction
175	Governmental		

300 RANGELAND

Historically, rangeland has been defined as land where the potential natural vegetation is predominantly grasses, grass like plants, forbs or shrubs and is capable of being grazed. Management practices may include brush control, regulation of grazing intensity and season of use. If revegetated to improve the forage cover, it is managed like native vegetation. Generally, this land is not fertilized, cultivated or irrigated.

310	Herbaceous (Dry Prairie)	322	Coastal Scrub
320	Shrub and Brushland	329	Other Shrubs and Brush
321	Palmetto Prairies	330	Mixed Rangeland

400 UPLAND FORESTS

This category of land cover is reserved for those upland areas which support a tree canopy closure of ten (10) percent or more. The Upland Forests include both the xeric (drysite) and mesic (moderately moist site) forest communities. Wetland, or hydric, forest communities fall under the broad wetland category. Also included in the Upland Forest category are areas in which timber harvesting has occurred but which exhibit no evidence of being developed for other intended uses (clear-cuts in an area in which rotation forest management is practiced is a prime example of such a case).

410	Upland Coniferous Forests	423	Oak - Pine – Hickory
411	Pine Flatwoods	424	Melaleuca
412	Longleaf Pine - Xeric Oak	425	Temperate Hardwood
413	Sand Pine	426	Tropical Hardwoods
414	Pine - Mesic Oak	427	Live Oak
415	Mixed Pine	428	Cabbage Palm
419	Other Pines	429	Wax Myrtle - Willow
420	Upland Hardwood Forests	430	Upland Hardwood Forests Continued
421	Xeric Oak	431	Beech - Magnolia
422	Brazilian Pepper	432	Sand Live Oak

433 Western Everglades Hardwoods
 434 Hardwood - Conifer Mixed
 435 Dead Trees
 436 Upland Scrub, Pine and Hardwoods
 437 Australian Pine
 438 Mixed Hardwoods
 439 Other Hardwoods
 440 Tree Plantations

441 Coniferous Plantations
 4411 Sand Pine Plantations
 4412 Christmas Tree Plantations
 442 Hardwood Plantations
 4421 Eucalyptus Plantations
 443 Forest Regeneration Areas
 444 Experimental Tree Plots
 445 Seed Plantations

500 WATER

The delineation of water areas depends upon the scale and resolution characteristics of the remote sensor imagery used for interpretation. One definition of water bodies, provided by the Bureau of Census, includes all areas within the land mass of the United States that are predominantly or persistently water covered provided that, if linear, they are at least 1/8 mile (660 feet or 200 meters) wide or, if extended, cover at least 40 acres (16 hectares). When defining water bodies at Level III, linear water bodies less than 1/8 mile wide and extensive water bodies less than 40 acres in size are classified. In some instances, water bodies of one acre will be identified and plotted. Those portions of a water body having emergent vegetation or observable submerged vegetation are placed in the Wetlands category (600).

510 Streams and Waterways
 520 Lakes
 530 Reservoirs
 540 Bays and Estuaries
 550 Major Springs

560 Slough Waters
 570 Major Bodies of Water
 571 Atlantic Ocean
 572 Gulf of Mexico

800 TRANSPORTATION, COMMUNICATION AND UTILITIES

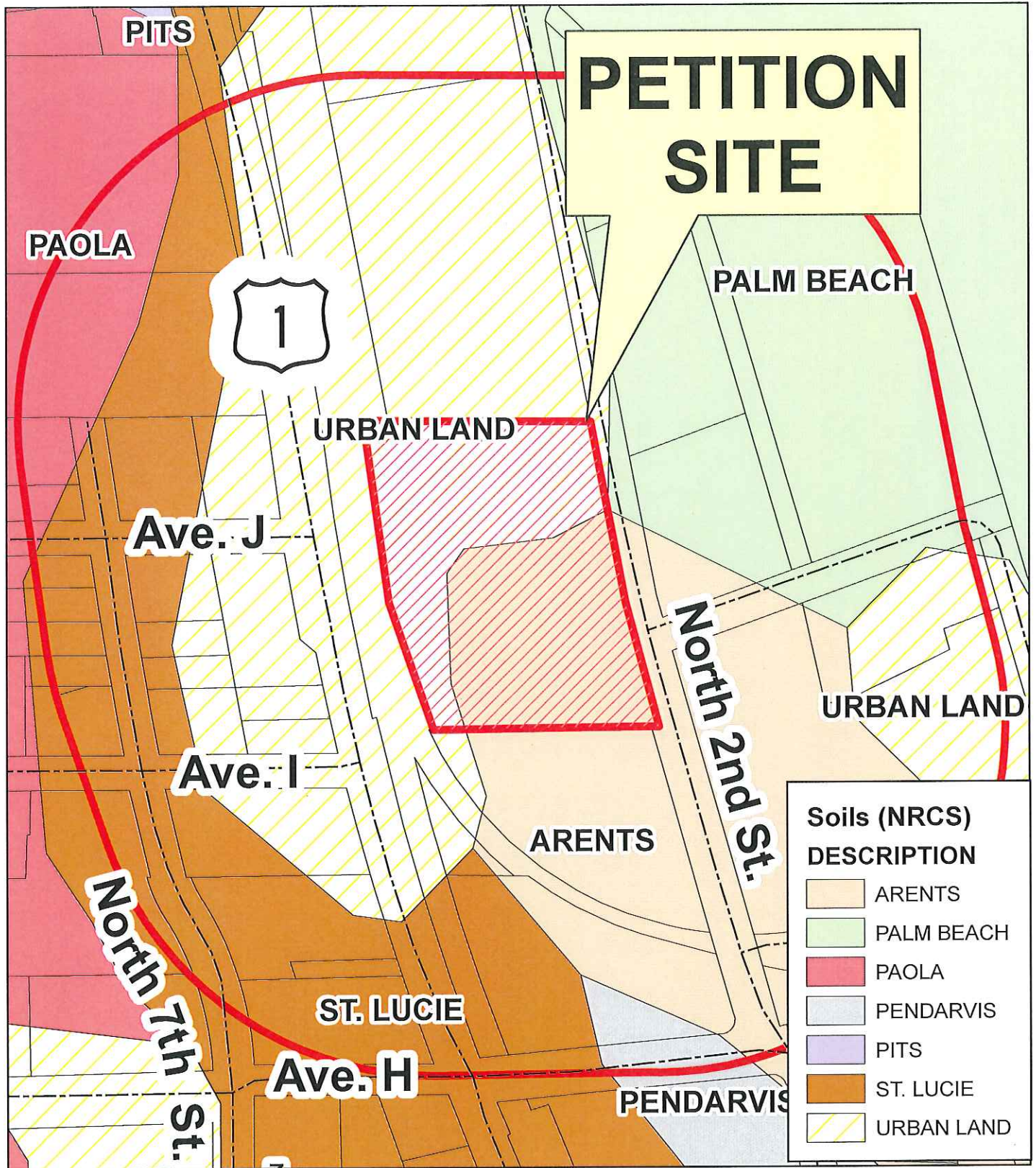
Transportation facilities are used for the movement of people and goods; therefore, they are major influences on land and many land use boundaries are outlined by them.

Transportation areas also embrace ports, docks, shipyards, dry docks, locks and water course control structures designed for transportation purposes. The docks and ports include buildings, piers, parking lots and adjacent water utilized by ships in the loading and unloading of cargo or passengers. Locks, in addition to the actual structures, include the control buildings, power supply buildings, docks and surrounding supporting land use (i.e., parking lots and green areas).

810 Transportation
 811 Airports
 812 Railroads
 813 Bus and Truck Terminals
 814 Roads and Highways
 815 Port Facilities
 816 Canals and Locks
 817 Oil, Water or Gas Long Distance Transmission Lines
 818 Auto Parking Facilities (When not directly related to other land use)
 819 Transportation Facilities Under Construction
 820 Communications

821 Transmission Towers <Microwave towers are typical in this category>
 822 Communication Facilities <Includes transmitter stations, telephone exchanges, antenna farms, etc.>
 829 Communication Facilities Under Construction
 830 Utilities
 831 Electric Power Facilities
 832 Electrical Power Transmission Lines
 833 Water Supply Plants <Including pumping stations>
 834 Sewage Treatment
 835 Solid Waste Disposal
 839 Utilities Under Construction

Path: P:\Proj\2016\16-005 Indian River Bio-Diesel Facility @ Ft. Pierce\16-005 FTP - Indian River Bio-Diesel site (rv)\16-005 - GIS\ar1 mxd - 16-005 - map figures\16-004 - fig e-3 - soils map (200 ft).mxd



Soils (NRCS)	
DESCRIPTION	
	ARENTS
	PALM BEACH
	PAOLA
	PENDARVIS
	PITS
	ST. LUCIE
	URBAN LAND

**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

- Petition Parcel
- 500 ft Notice Ring

N
W E
S

1 in = 200 ft

Exhibit - E-3

Soils Map
(close view)



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PALM BEACH SERIES

The Palm Beach series consists of very deep, well to excessively drained, very rapidly permeable soils on dune-like ridges that are generally parallel to the coast. They formed in thick deposits of sand and shell fragments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 60 inches. Slopes range from 0 to 17 percent.

GEOGRAPHIC SETTING: P

alm Beach soils are on dune-like ridges generally parallel to the coast. They formed in regolith that is a marine deposit of thick beds of sand and shell fragments. The climate is humid semitropical. Slopes range from 0 to 17 percent. The average annual air temperature ranges from 72 to 73 degrees F., and the average annual precipitation ranges from 50 to 70 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:

These include the competing [St. Lucie](#) series and the [Anclote](#), [Basinger](#), [Canaveral](#), [Immokalee](#), [Myakka](#), [Paola](#), [Pomello](#), and [Welaka](#) series. All the associated soils except Canaveral and Welaka soils lack shells within depths of 80 inches. The very poorly drained Anclote soils are in lower adjacent depressions and drainageways and have mollic epipedons. Basinger, Paola, and Welaka have some development of spodic horizons. In addition, Basinger soils are on adjacent lower positions and are poorly and very poorly drained, the excessively drained Paola soils are on similar positions, and the well drained Welaka soils are on slightly lower positions. Canaveral and Pomello soils are on lower positions. In addition, Canaveral soils are moderately well to somewhat poorly drained and Pomello soils are somewhat poorly drained and have spodic horizons. The poorly and very poorly drained Immokalee and Myakka soils are on adjacent lower positions and have spodic horizons.

DRAINAGE AND PERMEABILITY:

Well to excessively drained; very rapid permeability.

USE AND VEGETATION:

Most areas are in native vegetation or is developed urban land. A few small areas are cleared and used for growing citrus. Native vegetation consists of cabbage palm, running oak, sawpalmetto, common seagrape, sea oats, bays, and oaks.

DISTRIBUTION AND EXTENT:

Atlantic and Gulf Coastal Plain, principally in peninsular Florida. The series is of small extent.

REMARKS:

Depth to seasonal water table is more than 120 inches.

PAOLA SERIES

The Paola series consists of very deep, excessively drained, very rapidly permeable soils on uplands. They formed in thick sandy marine deposits. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 20 percent.

GEOGRAPHIC SETTING:

These soils are on uplands of the Coastal Plain. They formed sandy marine deposits more than 7 feet thick. The climate is humid subtropical. Slopes range from 0 to 20 percent. The average annual temperature is about 70 to 74 degrees F., and the average annual rainfall ranges from 50 to 60 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:

In addition to the competing Orsino series, these include the Astatula, Candler, Immokalee, Myakka, Pomello, and St. Lucie series. Astatula, Candler, and St. Lucie soils lack spodic properties. Immokalee, Myakka, and Pomello soils are on lower positions and are Spodosols.

DRAINAGE AND PERMEABILITY:

Excessively drained; very rapid permeability.

USE AND VEGETATION:

Primarily in forest. Native vegetation consists of sand pine, slash pine, longleaf pine, scrub live oak, scattered turkey oak, and bluejack oak. The undergrowth consists of cacti, mosses, lichens, creeping dodder, rosemary, and scattered sawpalmetto.

DISTRIBUTION AND EXTENT:

Peninsular Florida. The series is of large extent.

REMARKS:

Water table is deeper than 72 inches.

ST. LUCIE SERIES

The St. Lucie series consists of very deep, excessively drained, very rapidly permeable soils on dune-like ridges and on isolated knolls. They formed in marine or eolian sand. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 60 inches. Slopes range from 0 to 20 percent.

GEOGRAPHIC SETTING:

St. Lucie soils are on dune-like ridges and on isolated knolls. They formed in marine or eolian sand. The climate is humid semitropical. Slopes range from 0 to 20 percent. The average annual air temperature ranges from 72 to 74 degrees F., and the average annual precipitation ranges from 50 to 70 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:

These include the competing [Astatula](#) and [Palm Beach](#) series, along with the [Basinger](#), [Immokalee](#), [Myakka](#), [Satellite](#), and [Placid](#) series. Basinger, Immokalee, Myakka, Satellite, and Placid soils are on lower adjacent positions. In addition, Basinger, Immokalee, and Myakka soils are poorly and very poorly drained and have spodic horizons, Satellite soils are somewhat poorly drained, and Placid soils are very poorly drained.

DRAINAGE AND PERMEABILITY:

Excessively drained; very rapid permeability.

USE AND VEGETATION:

Most areas of St. Lucie soil are in scrub forest. Some areas are used for building sites and as a source of sand for concrete. Vegetation is dominated by sand live oak, sand pine, dwarf willow, sawpalmetto, rosemary, pricklypear cactus, and lichens.

DISTRIBUTION AND EXTENT:

Peninsular Florida. The series is of moderate extent.

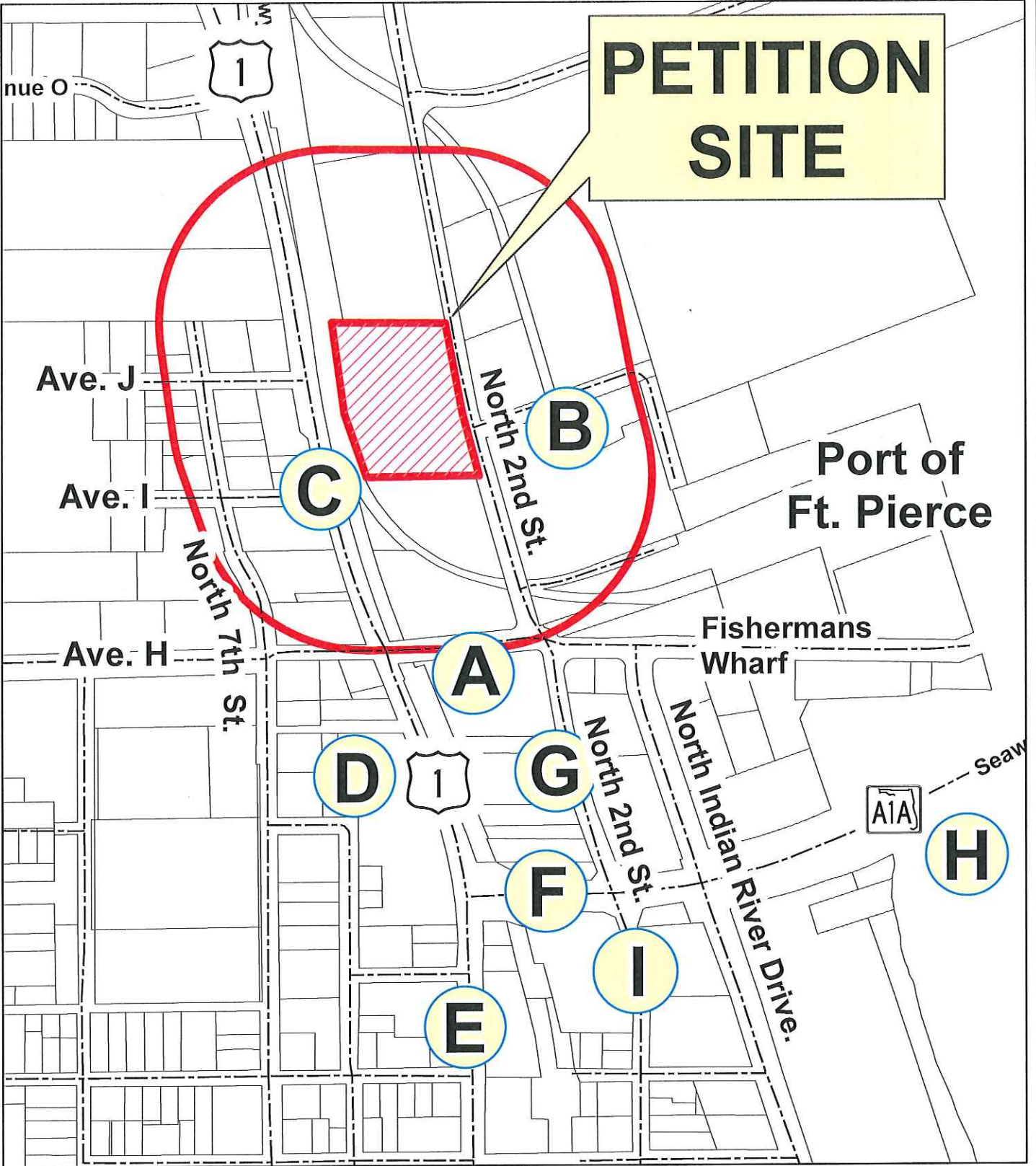
REMARKS:

Genesis of the St. Lucie soils is not clearly understood. No subsurface diagnostic horizons are within depths of 7 feet, but the uncoated sand grains suggest an albic horizon similar to, but thicker than those of the Pomello and Leon soils. Low chroma colors are not indicative of wetness, and the seasonal water table is more than 72 inches deep.

ARENTS SERIES



No Description Available

Path: P:\Proj\2016\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\16-005 FTP - Indian River Bio-Diesel site (p01)16-005 - GIS\1 mxd - 16-005 - map figures\16-004 - fig F-1a - transportation (200 ft).mxd



**Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application**

LEGEND

-  Petition Parcel
-  500 ft Notice Ring



1 in = 400 ft

Exhibit - F-1

Traffic Impacts Map
(close view)



CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Indian River Bio-Fuel - Ft. Pierce Traffic Impact Summary

A	<u>aadt</u>
existing	750
project	43
total	793
LOS	B

B	<u>aadt</u>
existing	n/a
project	85
total	n/a
LOS	B

C	<u>aadt</u>
existing	28,000
project	36
total	28,036
LOS	B

D	<u>aadt</u>
existing	28,000
project	19
total	28,019
LOS	B

E	<u>aadt</u>
existing	26,675
project	46
total	26,721
LOS	B

F	<u>aadt</u>
existing	9,799
project	39
total	9,838
LOS	B

G	<u>aadt</u>
existing	N/A
project	42
total	N/A
LOS	B

H	<u>aadt</u>
existing	9,799
project	2
total	9,801
LOS	B

I	<u>aadt</u>
existing	N/A
project	1
total	N/A
LOS	B

