



## Conditional Use – No New Construction

Property address or Location 3340 Enterprise Rd, Ft. Pierce FL

Parcel ID #(s) 2428-502-0035-000-5 and 2428-502-0033-000-1

Project description Waste Related Use-Metal Recycling

H. & S. Citrus Inc.

**Property Owner(s)**

3340 Enterprise Road

Street Address

FT. Pierce, FL 34982

City State Zip

Phone Number

rdeerydds@aol.com

Email Address

Jim Frogner, President, Frogner Consulting, LLC

**Applicant/Representative, Title, Company**

3402 SE Clubhouse Pl

Street Address

Stuart, FL 34997

City State Zip

Phone Number

jfrogner@comcast.net

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 acknowledgment 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.

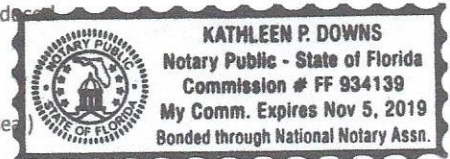
Robert E. Deery, Sr., President/CEO, H+S Citrus, Inc.  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 24 day of October 2018, by

Robert E. Deery who is personally known to me or has produced \_\_\_\_\_ as identification.

Kathleen P. Downs  
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 \_\_\_\_\_ 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 15,624 Parking Spaces: 31

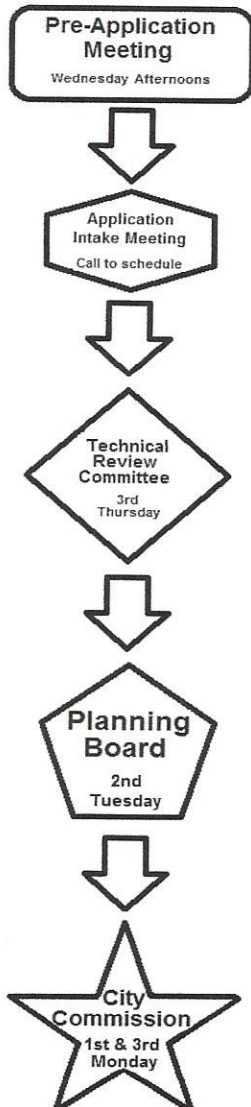
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
I-1	I-1	I-1	I-1

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



November 26, 2018

## **INTRODUCTION**

A Conditional Use application is being submitted which will lead to approval of the Waste-Related Use as outlined in Section 22-22, Allowed Uses.

The 3.86 acre site formerly known as H & S Citrus supports three structures on the site previously constructed in 1972, originally built to function as a citrus packing plant. The site is located on Enterprise Road west of the Farmers Market in a heavily industrialized/commercial area. An application for a small scale land use change has been submitted and the City of Ft Pierce Planning Board approved the land use change on November 13<sup>th</sup> – the final approval by the City Commissioners is scheduled for January 21, 2019.



The new owner operates a metal recycling facility in Palm Beach County and intends the same use on this site. A zoning confirmation letter issued by Planning staff on June 27, 2018 states, “Per City Code Section 22-22, a metal recycling facility is classified as a Waste-Related Use”. In this case, the proposed waste related use or “Recycling Facility” will be strictly for metals; both ferrous and non-ferrous metal such as steel, aluminum, iron and copper. The business does not process used or inoperable vehicles, construction debris or paper goods.

## **1. Consistency with the Plan**

In 2006, when the citrus packing facility was in operation, the City of Ft. Pierce annexed the site from St Lucie County (SLC) into the city. The SLC zoning designation of light industrial was designated as I-1, Light Industrial by the City. The Future Land Use will be I-Industrial once the application is approved, thus the zoning will be consistent with the land use.

## **2. Zoning and Use**

The industrial designation of I-1, Light Industrial is intended for parcels suitable for industrial development that promote employment including light manufacturing and processing facilities. The site meets or exceeds the code regulations in Section 22-34, for the I-1 district. A “waste Related” recycling facility requires a Conditional Use approval.

### **Site Function:**

The site will function using the existing structures to house recycled material which is crushed into “cubes” approximately 3’ x 4’ and stockpiled for delivery to a smelter elsewhere. The area adjacent to and encompassing the roofed-open-air structures will be used as a processing area where scrap material is delivered via commercial vehicles after traversing over the scale at the projects entry from Enterprise road. The area shown as “processing area” on the site plan is a temporary outdoor storage area where commercial vehicles unload the material or placed into containers for sorting. Once the material is sorted, containers or stock material will be moved into the facility for further processing. This area is bordered by the 30’ setback as shown on the site plan and screened from view by an 8’ fence with green opaque fabric as required by code provisions in Sec. 16-69(d) & 16-67(e).

A rail siding will be installed at a later date (Phase III) for rail shipping to a smelter. The equipment used for processing the delivered scrap are tracked vehicles, thus this area is exempt from hard surface pavement-which has existed as hard-packed surface since 1972 when the citrus processing facility was in operation. It should be noted that the majority of similar or industrial facilities in the surrounding area lack adequate screening, however the petitioner intends to set a “clean precedent” in so far as a modern day recycling facility. The finished/cubed material will be placed either adjacent to the proposed RR siding or stacked while awaiting loading into the trucks, then transported to the smelter off site. Any outdoor storage of finished material will be temporary in nature (1-3 days) and screened from view.

The operator will be using a small portion of the site as business grows-thus the utilization of the site will be phased as follows:

### **Phasing Plan will occur over a period of 3 years**

**Phase I**, the initial operations of the 15,642 SF facility includes new paving for vehicle entry off enterprise and installation of the landscape buffer, irrigation and entry signage. The interior of the building # 1 will remain “as is” except for life safety (smoke detectors, exit lights, etc), minor electrical and ADA compliant entry & restrooms.

**Phase II** will include the new truck scale, parking spaces on the north perimeter and exterior improvements such as painting and removal of the mechanical equipment on the south façade once the operating “kinks” are worked out.

**Phase III**, will include a new landscape buffer and swale for improved drainage on the south once Grose Road is abandoned, construction of the rail siding and the new driveway on the south connecting to Enterprise Road. Parking will be added as necessary and if required, a request for site plan approval will be submitted for minor modifications to the site plan.

### **Off-street parking and loading areas;**

There are no parking code provisions for a junkyard or waste related use; Planning staff has noted that the “warehouse” classification for off street parking “is the closest fit” for the use on the site. The code for a warehouse use requires 1 parking space per 600 SF or a total of 51 parking spaces on the site. The initial Phase (I) will provide 18 parking spaces in the existing building and Phase II & II will provide the remainder as shown on the site plan phasing box.

It should be noted that the actual operations of the site only require parking for employees (up to 15). The reality is, commercial vehicles entering the site are weighed, then the vehicle drives to the processing area or loading dock and unloads the material-THERE IS NO REASON FOR CUSTOMERS TO PARK-they do not exit their vehicles. However, 2 handicapped spaces and 18 regular parking spaces are shown on the site for phase I.

### **All screens and landscape buffers;**

The site has an existing 6’ fence. The fence will be modified on the perimeter to increase the height to 8’ and a green fabric screening material will be installed. Thus screening of the interior of the site will meet code provisions. The entry off Enterprise Road will receive new driveway paving per SLC code and new landscaping as shown on the detail included in the site plan. The landscaping consists of 17 sabal palms and 11 dahoon holly trees with shrubbery and groundcover presenting a lush tropical aesthetic. Phase III on the southern perimeter will include a new 10’ landscape buffer incorporating slash pines and other native plant material and swale for drainage.

**Frogner Consulting, Inc. Planning and Zoning Consultants**

3402 SE Clubhouse Place Stuart FL 34997

Ph: (561) 386-3035 [ffrogner@comcast.net](mailto:ffrogner@comcast.net)

A general landscaping plan will be submitted in connection with the change of use building and demolition permit once the use approval is granted.

**Refuse collection areas:**

There will be at least 2 dumpsters on wheels inside the roofed open-air structure, thus no “dumpster enclosure” is shown on the site.

**Setbacks:**

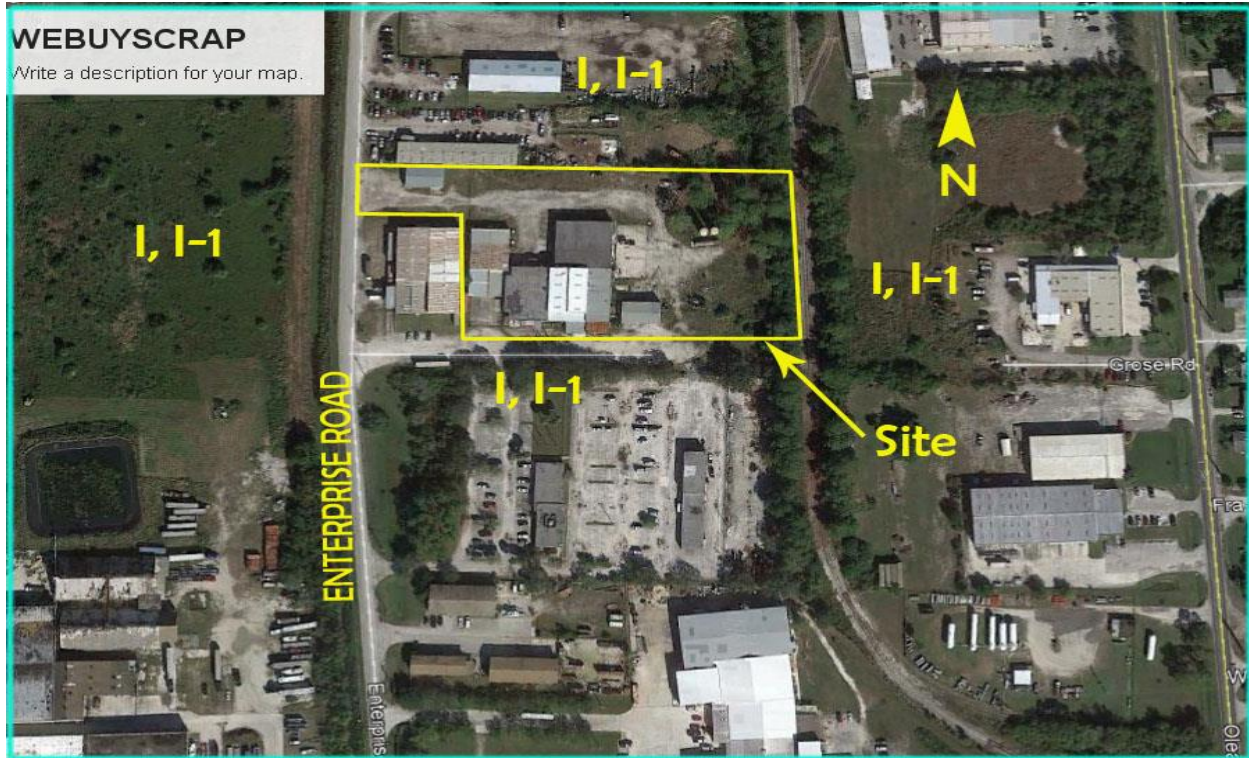
The existing structures meet the setbacks enacted at the time the facility was constructed in 1972 and no additions to the physical structures are intended. The setback for outdoor storage (New Junkyards) is 30’ as shown on the site plan.

**3. Compatibility with Surrounding Uses**

The site is on the west side of the State Farmers Market and surrounded by industrial and service uses, including pipe manufacturing, AT&T vehicle service facility, self-service storage facilities and manufacturing & construction related businesses. As previously noted, a land use change has previously been submitted to the Planning Department and the first hearing is scheduled for November 2<sup>nd</sup>, 2018.

The surrounding area is summarized in the aerial and chart below:

<b>Adjacent Land Use &amp; Zoning Summary</b>			
<b>Adjacent Uses</b>	<b>Existing Use</b>	<b>FLU</b>	<b>Zoning</b>
<b>North</b>	Self-storage-outdoor/indoor	I-Industrial	I-1 Light Industrial
<b>South</b>	ATT service yard	I-Industrial	I-1 Light Industrial
<b>East</b>	Contractor yard	I-Industrial	I-1 Light Industrial
<b>West</b>	Vacant industrial	I-Industrial	I-1 Light Industrial



#### 4. Environmental Performance Standards

The proposed recycling facility will not cause smoke, fire, radiation or toxic matter on site. The facility will operate tracked backhoes, bobcats and “grabber” type machinery for loading and unloading of metal from commercial vehicles.



## **5. Adequate Public Facilities**

The existing structure and site has been used as a citrus packing facility since 1972 but closed in early 2012 and has remained vacant since then.

Water and Sewer capacity for the existing site and uses are comparable in scope to the previously approved use and no new construction will occur on site from the change in use. Drainage for the site is described on the attached Drainage Statement prepared by Jonathan T. Ricketts, Inc. Traffic generation for the site will remain unchanged and has an insignificant impact on area roadways.

### **Drainage:**

A drainage Statement by Jonathan T. Ricketts, Inc. has been provided. The site in existence since 1972, will utilize the facility as designed per the drainage review. Phase III will include the abandonment of Grose Road from SLC, perimeter landscaping & swale and a new driveway from the facility to Enterprise Road.

### **Building:**

A change of use permit is required by the building department for the use on site. A floor plan has been provided and building permits will be applied for and obtained once the use is approved.

### **Changed Conditions or Circumstances**

There are demonstrated changed conditions or circumstances that necessitate this request as follows:

1. The citrus packing facility has been closed since 2012 due to the loss of thousands of acres of citrus as well as industry trends that include a downturn in the citrus industry.
2. The site was annexed into the City of Ft Pierce in 2007 through approval of Ordinance NO. K-706. The zoning was changed from St Lucie County Industrial to the city designation of I-1, Light Industrial; however the SLC future land use designation was not changed. On September 26, 2018, an application was submitted to the City for a land use change. The request is a corrective action to ensure consistency with the city's comprehensive plan map.

## **Future Plans**

As previously stated, the operator of the facility will “grow” into the site. The advantage of this will allow the most efficient use of the site providing the business with the ability to change depending on future trends such as international tariffs, the increase/decrease pricing of various metals, new equipment purchases such as a portable smelter or the rail siding for material delivery to the nearest port-until recently, the majority of recycled metal was shipped overseas. Due to international tariffs and other financial elements in the industry, smelter plants in Tennessee receive the majority of recycled material from the southeast areas.

*In connection with the above summary and compliance with the City of Ft. Pierce planning and zoning regulations, the applicant respectfully requests approval of the Conditional Use to approve the proposed Scrap Metal and Recycling Operation.*

This Document Prepared By and Return to:  
Melissa Harnage  
St. Lucie Title Services, Inc.  
800 Virginia Ave, Suite 47  
Fort Pierce, FL 34982

Parcel ID Number: 2428-502-0035-000/5

# Warranty Deed

This Indenture, Made this 12th day of March, 2014 A.D., Between  
John S. Cemer, as to an undivided one half interest

of the County of Washoe, State of Nevada, grantor, and  
George B. Brown

whose address is: PO Box 1478, Fort Pierce, FL 34954

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of St. Lucie State of Florida to wit:

The Southerly 100 feet of Lot 29, Industrial Subdivision, according to the  
plat thereof, as recorded in Plat Book 9, Page(s) 5, of the Public Records  
of St. Lucie County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of  
the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nick Nelson  
Printed Name: Nick Nelson  
Witness

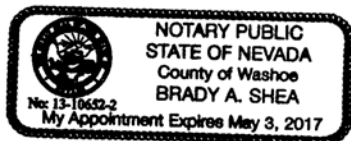
John S. Cemer (Seal)  
John S. Cemer  
P.O. Address: 748 South Meadows Pkwy., Ste. A9, Box 334  
Reno, NV 89521

Dan Parlo  
Printed Name: Dan Parlo  
Witness

STATE OF Nevada  
COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 5th day of March, 2014 by  
John S. Cemer

who is personally known to me or who has produced his Driver License as identification.



Brady A. Shea  
Printed Name: Brady A Shea  
Notary Public  
My Commission Expires: 3 MAY 2017

17.0870  
208801A  
12-6-90

MORTGAGE DEED  
From Corporation to Individual

RAMCO FORM RESE

466915

10-

# This Mortgage Deed

Executed the 20th day of November, A. D. 19 79 by

**H & S CITRUS, INC.**, a Florida corporation,

a corporation existing under the laws of **Florida** and having its principal place of business at **Grose Road, Fort Pierce, Florida 33450** hereinafter called the mortgagor, to

**WILLIAM A. TAYLOR**

whose postoffice address is **2208 Cortez Boulevard, Fort Pierce, Florida 33450**

hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

**Witnesseth**, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **St. Lucie** County, Florida, viz:

**Lots 26, 27 and 28 of Block A, WEST END ADDITION, a Subdivision, according to the plat thereof recorded in Plat Book 2, Page 5, of the Public Records of St. Lucie County, Florida. Subject to road right-of-way.**

RECORDED  
15342  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
156.00

156.00

RECORDED \$ 208.00 IN PAYMENT OF TAXES  
ON THE ABOVE DESCRIBED REAL PROPERTY,  
IMPOSED BY REVISED FLA. STAT. OF 1974  
KUCER PRIMEAS  
CLERK COUNTY COURT, ST. LUCIE CO., FLA. *J.H.*

**To Have and to Hold** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**And** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing subsequent to December 31, 1978.

**Provided Always,** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

\$ 104,000.00 Fort Pierce, Florida November 1, 19 79

Beginning one month after date, I, we or either of us promise to pay to the order of

WILLIAM A. TAYLOR

One Hundred Four Thousand and No/100 (\$104,000.00) DOLLARS

for value received, payable at 2208 Cortez Boulevard, Fort Pierce, Florida

33450

with interest from date at the rate of ten (10) percent per annum until paid; interest payable see below

If default is made in any payment when due and continues for 30 days, then at the option of the holder, and without any other notice, the remaining balance shall be due and payable at once.

And each of us, whether maker, guarantor or endorser, hereby severally waives and renounces any and all homestead exemption rights we may have under the Constitution or Laws of the State of Florida, or any other State or United States, as against this note, and each further waives demand, notice of non-payment and protest, and in event it becomes necessary to collect this note through an attorney, agrees to pay all costs of collection, including reasonable attorney's fee.

This note may be prepaid in whole or in part at any time without penalty. All sums in default shall bear interest at 10% per annum.

Beginning one month after date maker agrees to make successive monthly installments of \$1,000.00 each month until the principal balance of \$104,000.00 is fully paid. Each payment shall be first applied to interest and then to principal.

The tax required by Section 210.08 of the Florida Statutes has been paid and proper stamps have been affixed to the mortgage which secures the obligations evidenced by this note.

H & S CITRUS, INC.

David Walker, President

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**And** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than highest insurable value-----  
in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**If** any sum of money herein referred to be not promptly paid within thirty (30) days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagor to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

(CORPORATE SEAL)

**In Witness Whereof** the mortgagor 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, the day and year first above written.

ATTEST: \_\_\_\_\_  
Secretary

H & S CITRUS, INC

Signed, sealed and delivered in the presence of:

*J. Stephen Feinberg III*  
*David C. Walker*

By *David Walker*  
DAVID WALKER



State of FLORIDA  
County of 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

DAVID WALKER

well known to me to be the President and respectively of the corporation named as mortgagor in the foregoing instrument, and that they severally acknowledged executing the same, in the presence of two subscribing witnesses, 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.

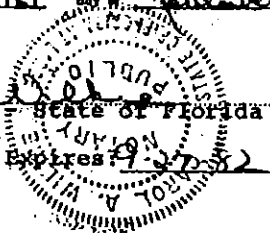
WITNESS my hand and official seal in the County and State last aforesaid this 21st day of November, A. D. 19 79.

466915

NOV 21 1979 3:50

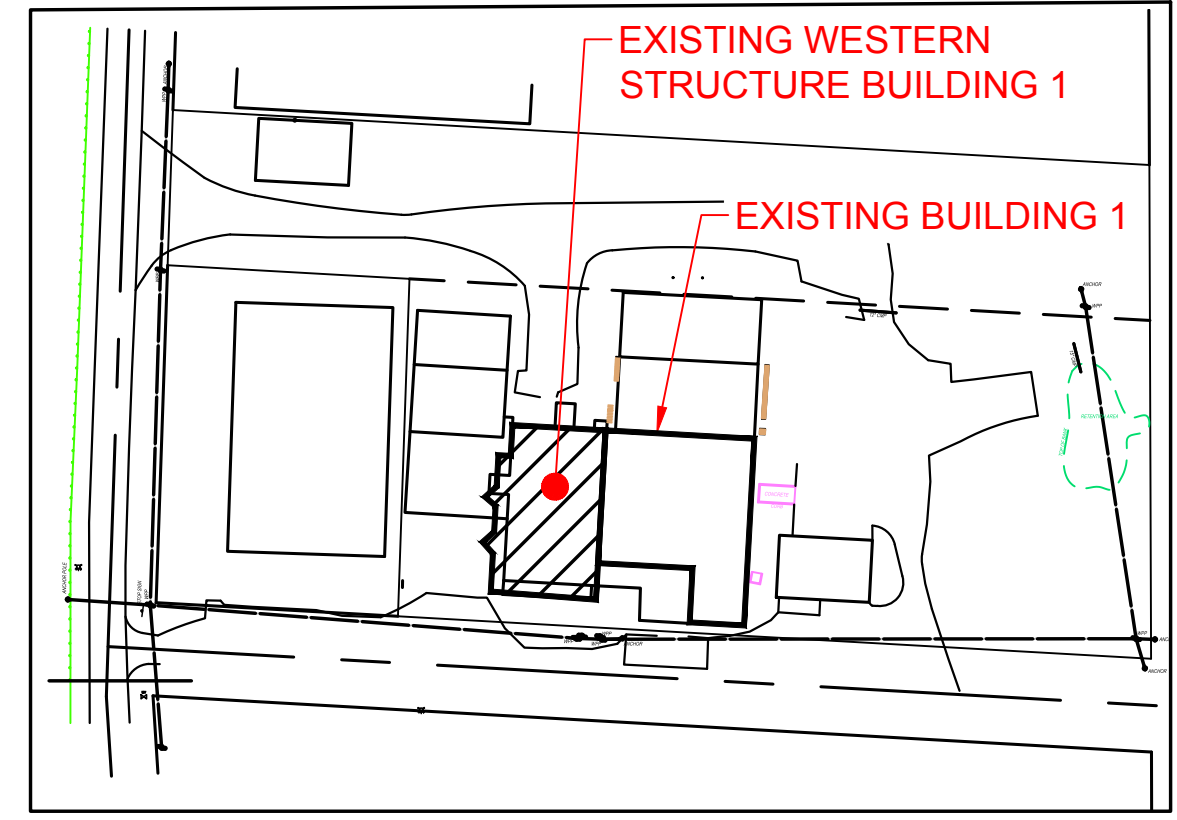
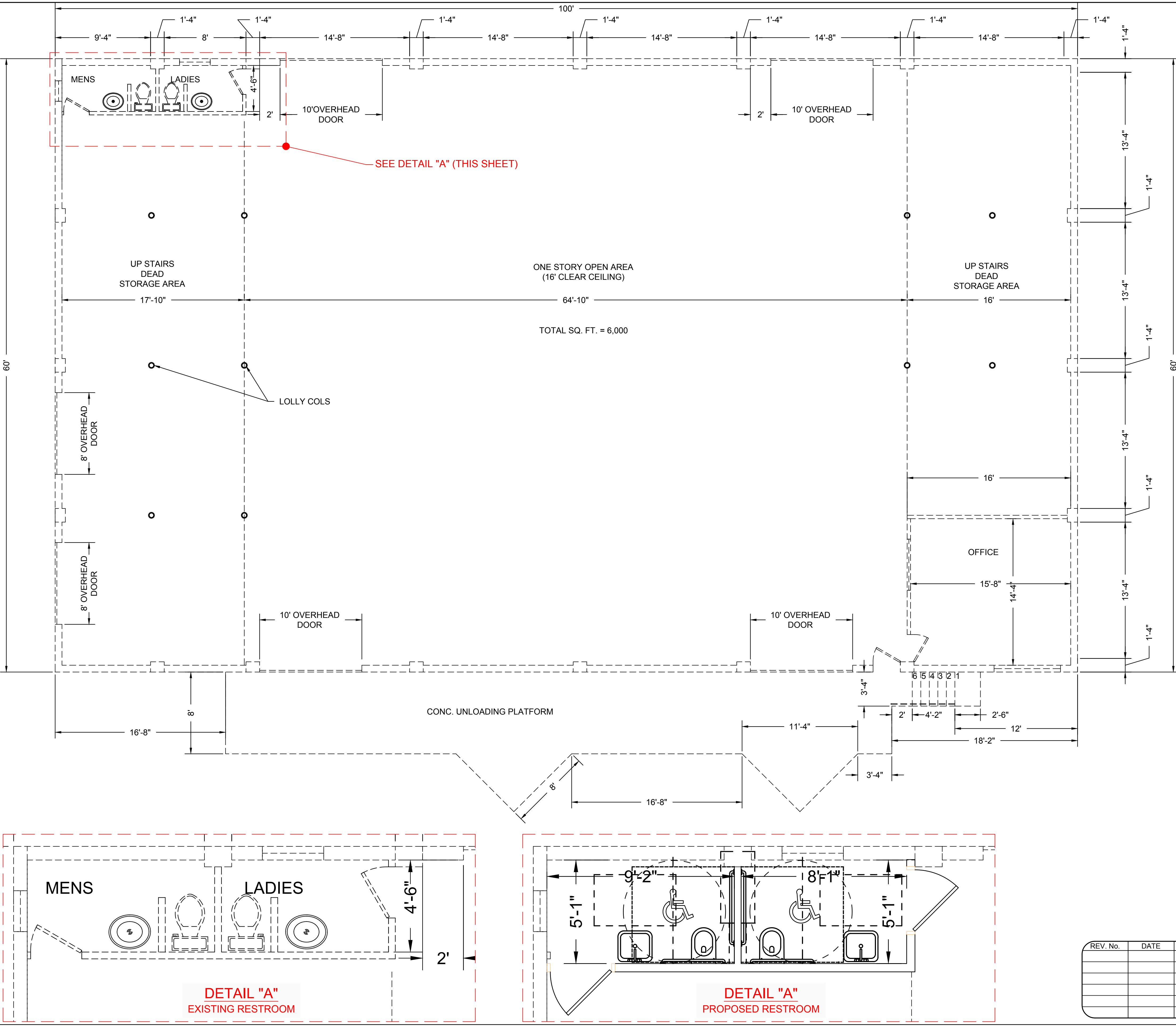
ROGER HOFFMAN  
CLERK OF COURT

*Charles A. Walker*  
NOTARY PUBLIC, State of Florida  
at Large,  
My Commission Expires 9-27-82

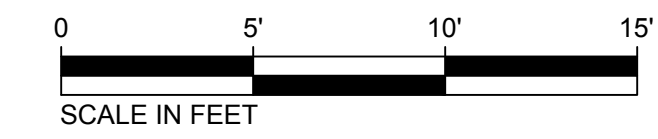
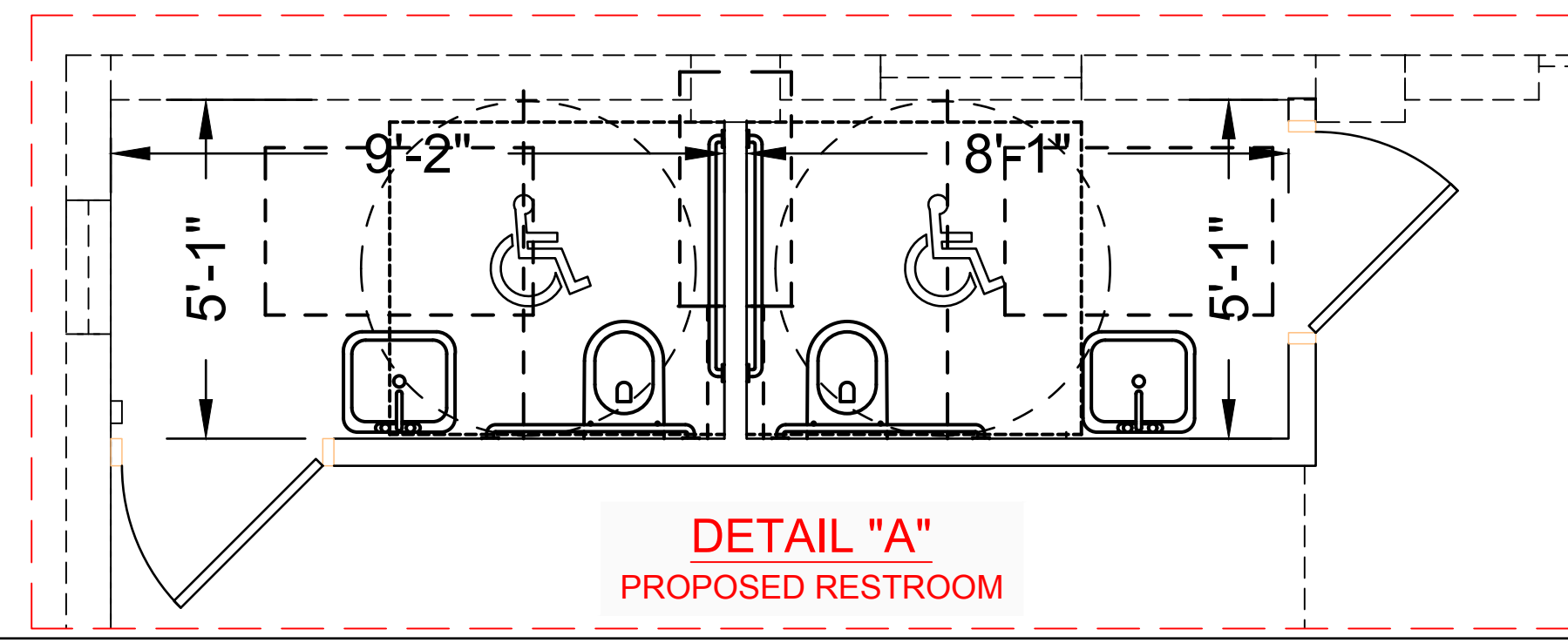
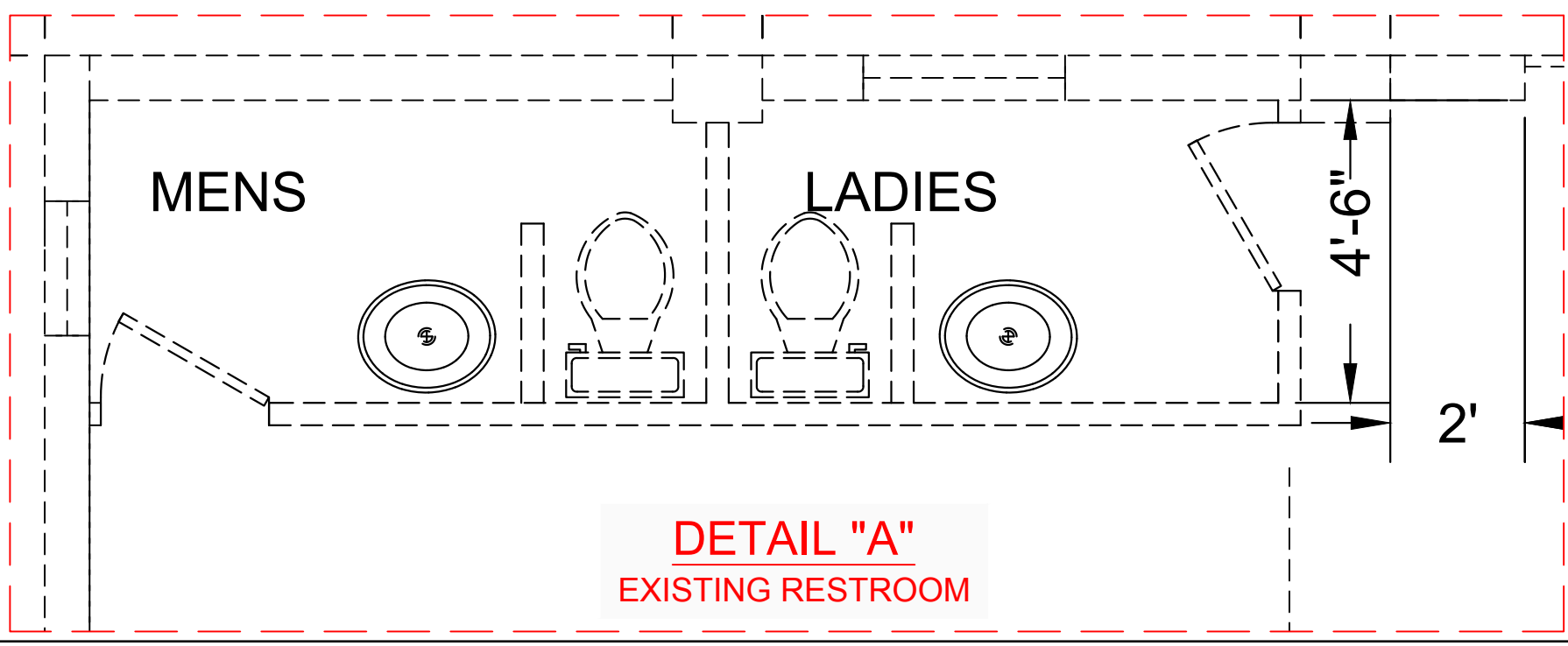


This instrument was prepared by

DATE: 10/25/2018 3:51:55 PM  
 THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.  
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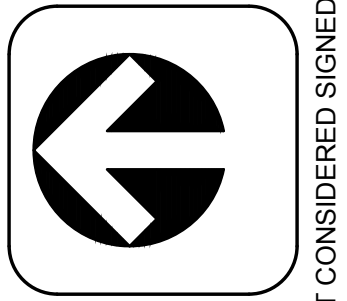
**NOTE:**  
 THE EXISTING INFORMATION DEPICTED IN THIS PLAN IS A FACSIMILE FROM THE CHARLES B. Mc ADAM, CIVIL ENGINEER PLANS (DATED JUNE 1968) APPROVED AT THE TIME OF THE BUILDING'S ORIGINAL CONSTRUCTION. THE PROPOSED INFORMATION SHOWN ON THIS PLAN IS FOR SITE PLANNING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



REV. No.	DATE	DESCRIPTION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JONATHAN T. RICKETTS, STATE OF FLORIDA, CIVIL ENGINEER, LICENSE NUMBER 38798 ON 10/25/2018 USING A DIGITAL SIGNATURE.

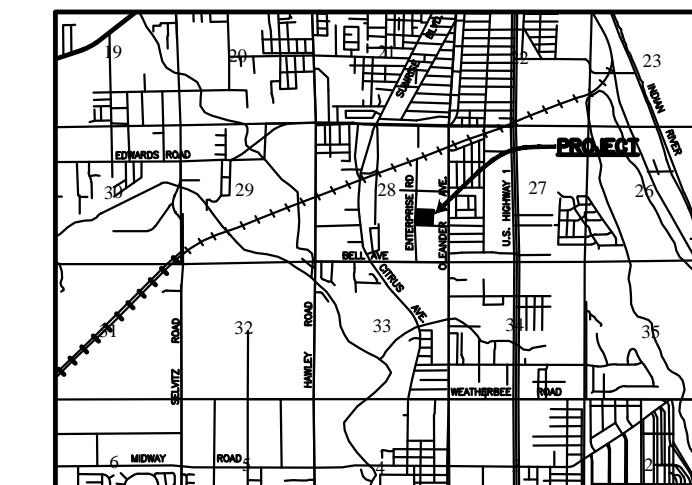
3450 Northlake Boulevard - Suite 200  
 Palm Beach Gardens, Florida 33403  
 Phone: (561) 630-6700  
 Toll - Free: (877) 630-8777  
 Fax: (561) 625-2770  
 E-Mail: jon@jtr.com  
 NC Certificate of Authorization: C-2761



SITE PLAN APPROVAL FOR  
**WE BUY SCRAP**  
 FLORIDA  
**MODIFICATIONS TO EXISTING BUILDING 1**

PROJ. NO.: 1809  
 DRAWN BY: RC  
 SHEET:  
**C2.1**

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



Debra L. Northsea  
 Landscape Architect  
 6008 Eagles Nest Drive  
 Jupiter, Florida 33458  
 Phone: (561-758-6739)  
 Fla. Registration #1521  
 Email: DLNLADESIGN@aol.com

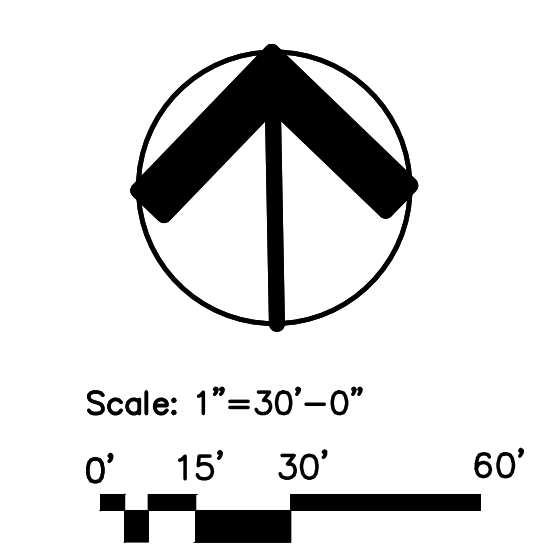
# WE BUY SCRAP

## Site Plan

### City of Fort Pierce

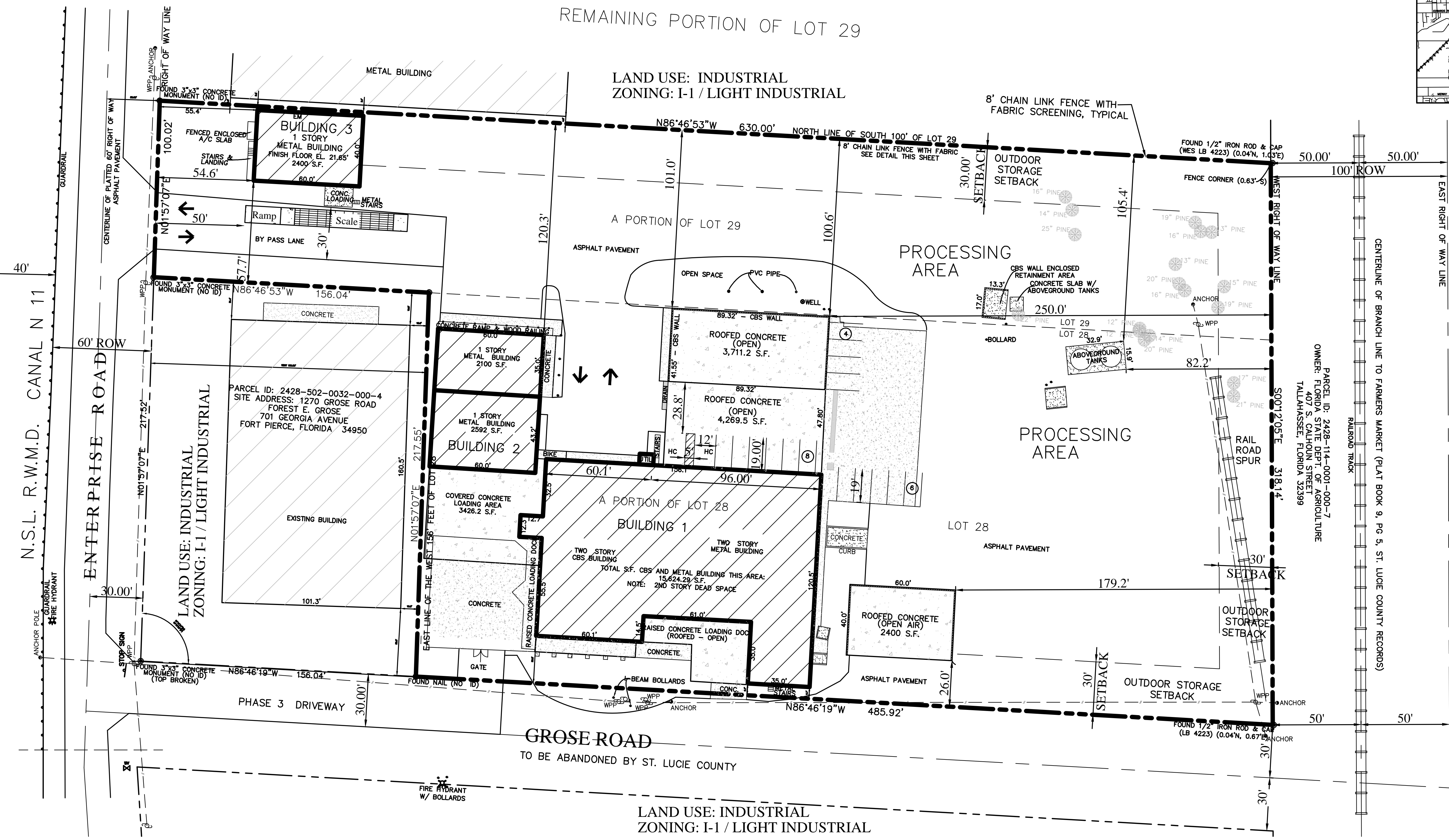
Date	Drawn By	Comments
07/25/18	DLN	Preliminary Site Plan
08/01/18	DLN	Final Site Plan
08/15/18	DLN	Final Site Plan
10/24/18	DLN	Final Site Plan
11/24/18	DLN	Final Site Plan REV
1/28/19	DLN	Final Site Plan REV

In Conjunction with:  
**Frogner Consulting, Inc.**  
 3402 SE Club House Place  
 Stuart, Florida 34997  
 Phone: (561-386-3035)  
 Email: jfrogner@comcast.net



REMAINING PORTION OF LOT 29

LAND USE: INDUSTRIAL  
 ZONING: I-1 / LIGHT INDUSTRIAL



#### Required Parking Calculations

Phase	Building	Square Feet	Parking Required
Phase 1	BUILDING 1 Warehouse	2,3076 s.f.	18 Spaces
Phase 2	BUILDING 2 Warehouse	4,680 s.f.	12 Spaces
Phase 3	BUILDING 3 Warehouse	2,400s.f.	21 Spaces

#### Site Data

PROJECT NAME: WE BUY SCRAP  
 PROJECT ADDRESS: 3340 ENTERPRISE ROAD, ST. LUCIE COUNTY, FORT PIERCE, FL 34950  
 PARCEL ID NUMBER: 2428-502-0033-0000-1  
 SEC/TOWN/RANGE: 28/355/40E  
 EXISTING USE: CITRUS PACKING PLANT  
 PROPOSED USE: WASTE-RELATED USE, METAL RECYCLING  
 ZONING: I-1 / LIGHT INDUSTRIAL  
 FUTURE LAND USE: CITY OF FT. PIERCE INDUSTRIAL

	ACRES	S.F.	PERCENTAGE %
GROSS SITE AREA:	3.86 ACRES	168,000.86 S.F.	100 %
TOTAL IMPERVIOUS AREA:	2.1 ACRES	91,683.5 S.F.	54.6%
BUILDING COVERAGE:	.84 ACRES	36,523.2 S.F.	21.7%
BUILDINGS: 22,716.29 S.F.			
ROOFED AREAS: 13,806.9 S.F.			
PAVEMENT AND SIDEWALK:	1.26 ACRES	55,160.26 S.F.	32.8%
TOTAL PERVIOUS AREA:	1.76 ACRES	76,317.36 S.F.	45.4%
TOTAL BUILDING HEIGHT: 35'			
PARKING DATA:			
REQUIRED: 1 SPACE PER 600 S.F.			
PER WAREHOUSE (SEE CHART)			
TOTAL SPACES REQUIRED:			
TOTAL SPACES PROVIDED:			
INCLUDES 2 H/C SPACES			
TOTAL BIKE RACK PROVIDED: 1 RACK / 6 BIKES			

OWNER:  
 WE BUY SCRAP  
 ERIC HELLEM, PRESIDENT  
 1141 OLD OKEECHOBEE ROAD  
 WEST PALM BEACH FL 33401

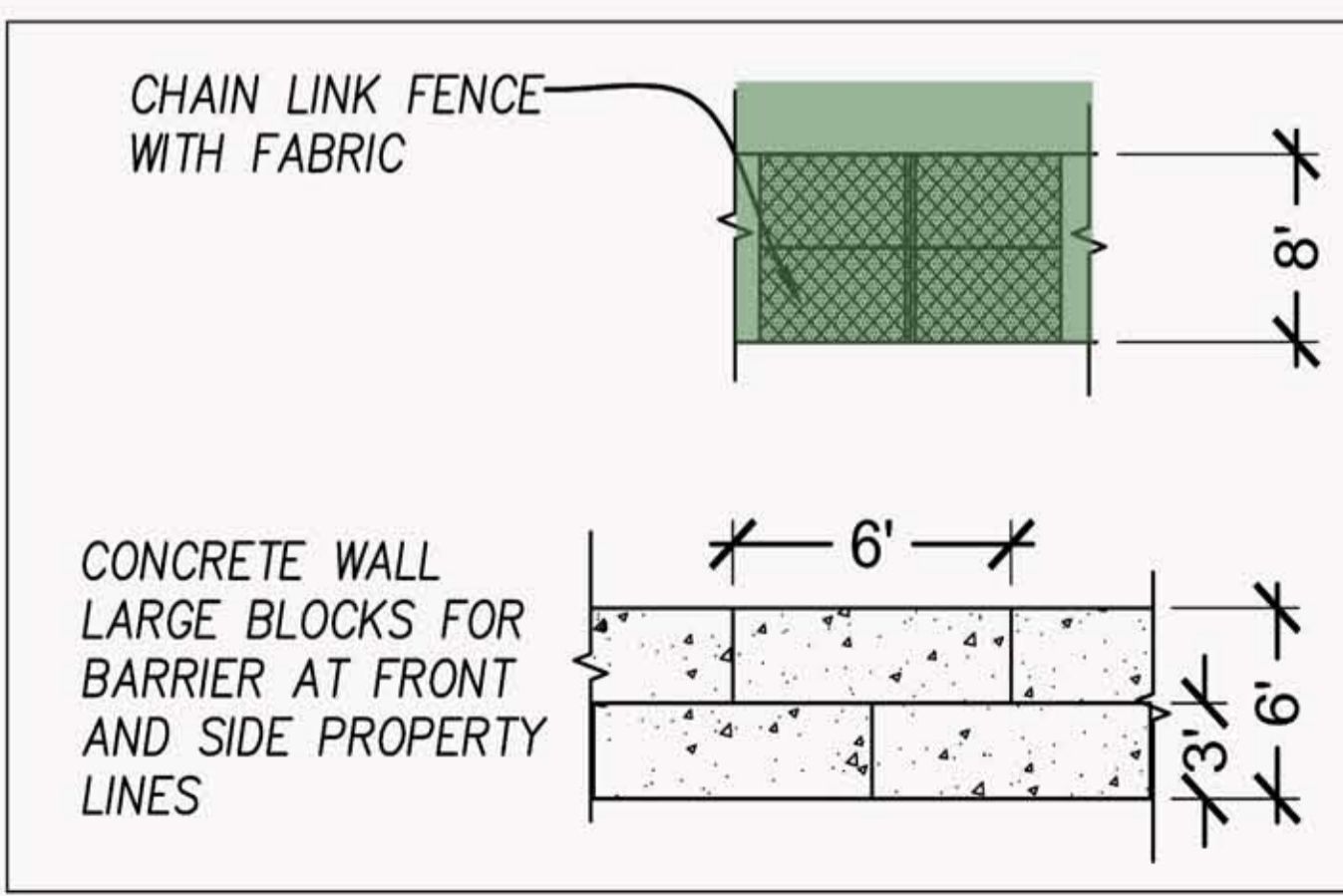
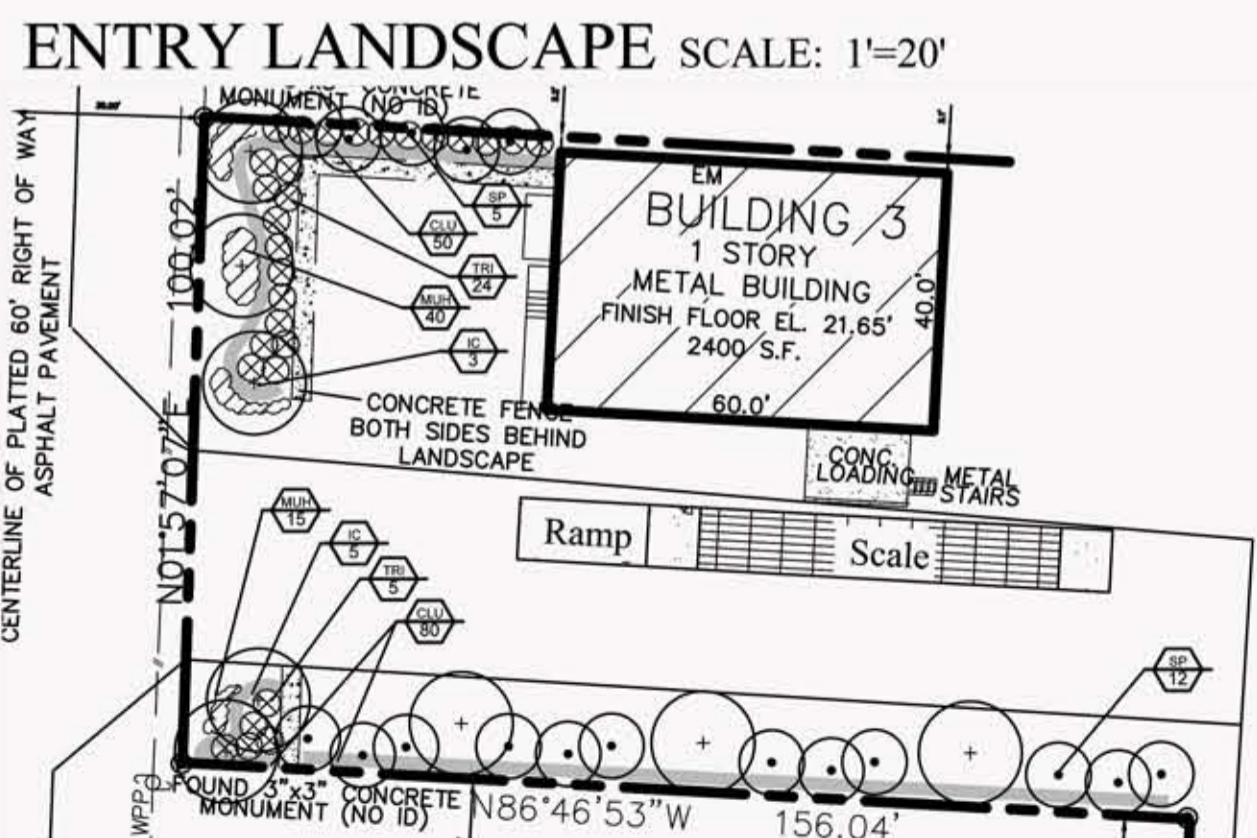
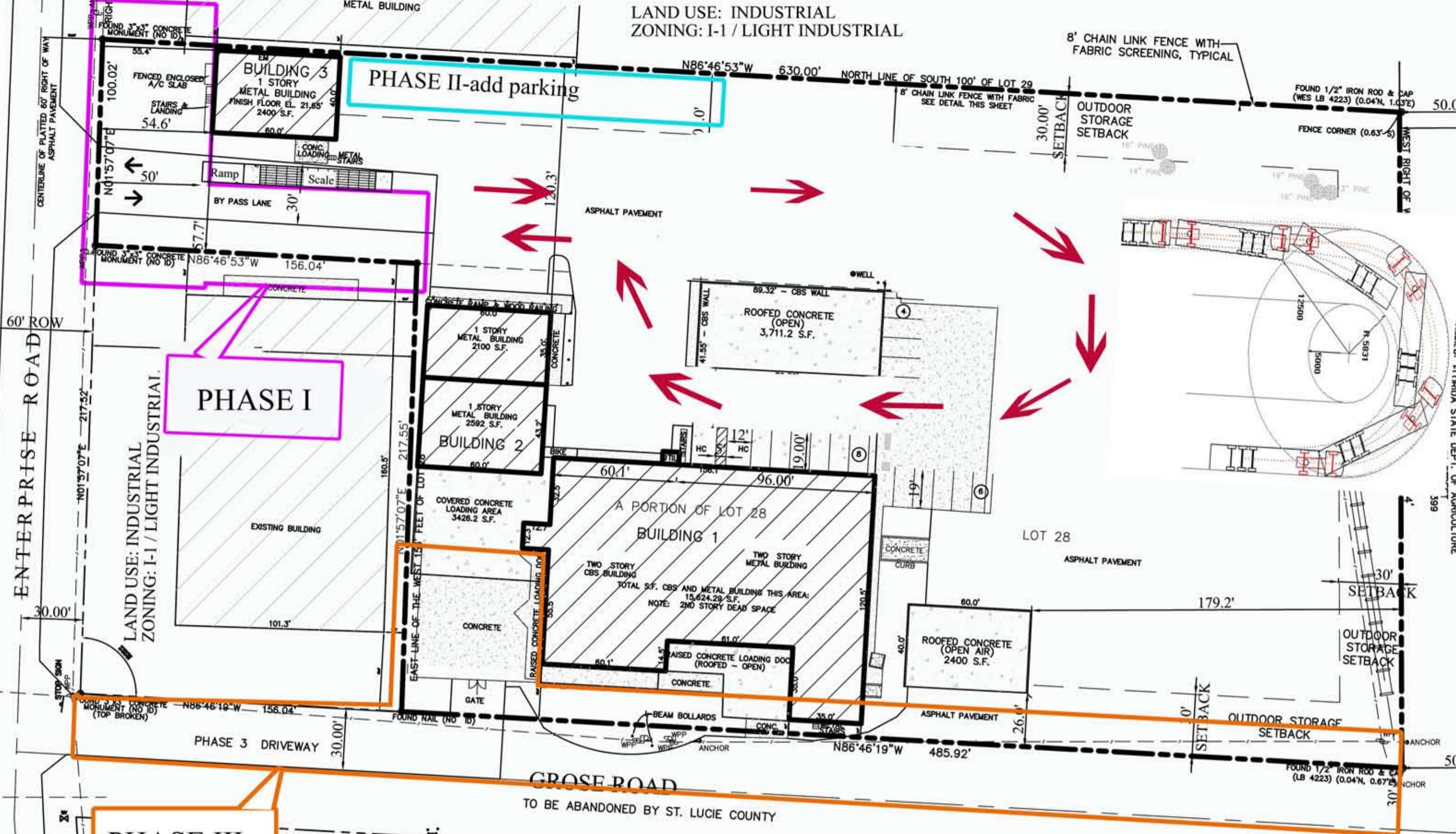
AGENT:  
 FROGNER CONSULTING, LLC  
 3402 SE CLUBHOUSE PL  
 STUART FL 34997  
 EMAIL: JFROGNER@COMCAST.NET

ENGINEER: JTR RICKETS, INC.  
 JONATHAN T. RICKETS, INC.  
 PROFESSIONAL ENGINEER  
 3450 NORTHLAKE BLVD, SUITE 200  
 PALM BEACH GARDENA FL 33403  
 561-630-6700  
 EMAIL: JRICKETS@TRINC.COM

SURVEYOR:  
 WATSON / KILLANE  
 SURVEYING AND MAPPING, INC.  
 2240 NE DIXIE HIGHWAY  
 JENSEN BEACH FL 34957  
 PHONE: 772-334-0868  
 EMAIL: WATSONKILLANE@GMAIL.COM

LANDSCAPE ARCHITECT:  
 DEBRA L. NORTHSEA  
 6008 EAGLES NEST DRIVE  
 JUPITER FL 33458  
 FLA REGISTRATION #1521  
 EMAIL: DLNLADESIGN@AOL.COM

51 SPACES  
 SEE PHASING CHART THIS SHEET



**PLANT LIST**

IC	11	DAHOON HOLLY	Ilex cassia	12' to 14' HT., BY 8-6" SPRD., FULL TO BASE
SP	17	SABAL PALMS	Sabal palmetto	15'-18' O.A. HT.
CLU	130	CLUSIA	Clusia rosea	36" HT., X 24" SPRD., FULL 24" o.c.
TRI	29	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	18" HT., X 15" SPRD., full 3 gal., 18-24" o.c.
MUH	55	MUHLY GRASS	Muhlenbergia capillaris	24" HT., X 24" SPRD., full 3 gal., 18-24" o.c.
• NATIVE				

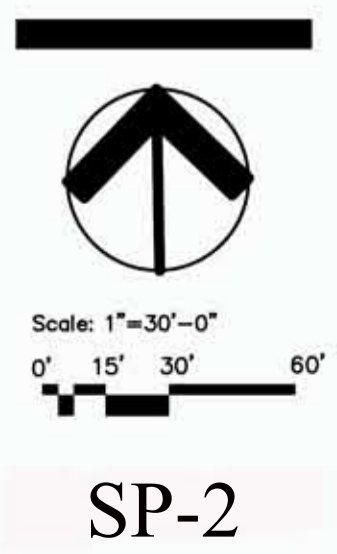
Debra L. Northsea  
 Landscape Architect  
 6008 Eagles Nest Drive  
 Jupiter, Florida 33458  
 Phone: (561-758-6739)  
 Fla. Registration # 1521  
 Email: DLNLDESIGN@aol.com

# WE BUY SCRAP

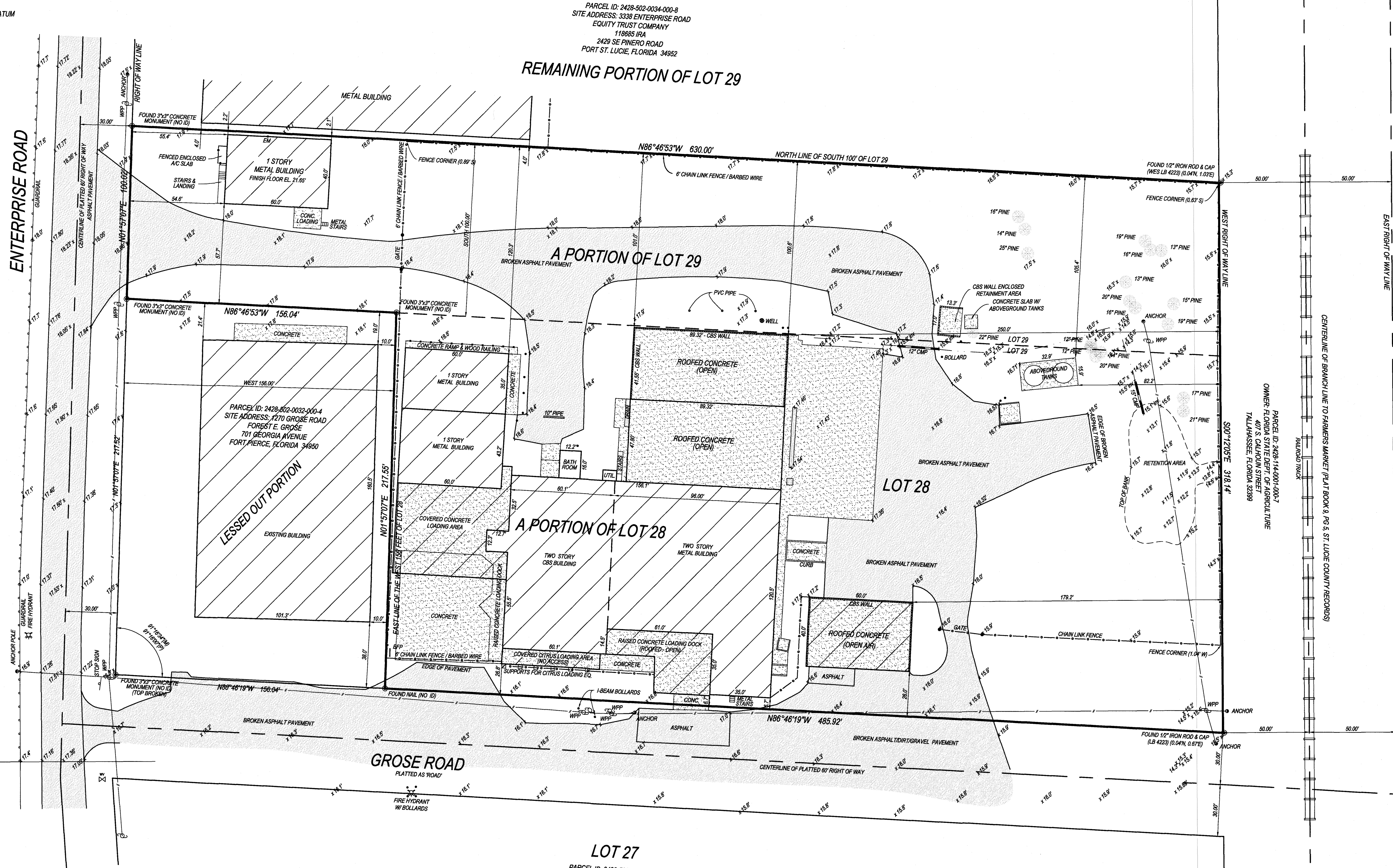
Site Plan  
 City of Fort Pierce

Job Name: WE BUY SCRAP  
 CADD File: WE BUY SCRAP SP3.DWG  
 Date: Drawn By: Comments:  
 07/25/18 DLN Preliminary Site Plan  
 08/01/18 DLN Final Site Plan  
 08/14/18 DLN Final Site Plan  
 10/24/18 DLN Final Site Plan  
 11/21/18 DLN Final Site Plan REV

In Conjunction with:  
 Frogner Consulting, Inc.  
 3402 SE Club House Place  
 Stuart, Florida 34997  
 Phone: (561-386-3035)  
 Email: jfrogner@comcast.net



**LEGEND:**  
 ID = IDENTIFICATION  
 NAVD = NORTH AMERICAN VERTICAL DATUM  
 EL = ELEVATION  
 x 0.00' = SPOT ELEVATION  
 BFP = BACKFLOW PREVENTOR VALVE  
 AC = AIR CONDITIONER  
 CONC = CONCRETE  
 (P) = PLAT  
 (M) = MEASURED  
 CMP = CORRUGATE METAL PIPE  
 WPP = WOOD POWER POLE  
 -/- = OVERHEAD UTILITIES



PARCEL ID: 2428-502-0034-000-8  
 SITE ADDRESS: 3338 ENTERPRISE ROAD  
 EQUITY TRUST COMPANY  
 118685 IRA  
 2429 SE PINERO ROAD  
 PORT ST. LUCIE, FLORIDA 34952

**REMAINING PORTION OF LOT 29**

PARCEL ID: 2428-502-0032-000-4  
 SITE ADDRESS: 1270 GROSE ROAD  
 FOREST E. GROSE  
 701 GEORGIA AVENUE  
 FORT PIERCE, FLORIDA 34950

**LESSER PORTION**

**LOT 27**  
 PARCEL ID: 2428-502-0028-000-0  
 SITE ADDRESS: 3402 ENTERPRISE ROAD  
 SOUTHERN BELL TELEPHONE  
 PO BOX 7207  
 BEDMINSTER, NJ 07921

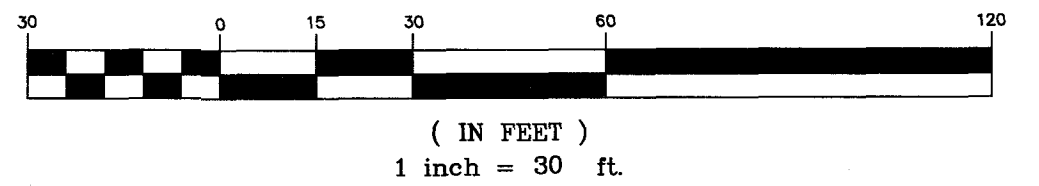
**LEGAL DESCRIPTION:**  
 LOT 28, LESS THE WEST 158.00 FEET THEREOF, OF THE PLAT ENTITLED "INDUSTRIAL SUBDIVISION", PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 TOGETHER WITH THE SOUTHERLY 100 FEET OF LOT 29, INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
- THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). ST. LUCIE COUNTY BENCHMARK: NAME - BOX-CUT FARMERS MARKET, ELEVATION 17.984' (NAVD 88)
- THE BEARING BASE OF THIS SURVEY IS ALONG THE EAST RIGHT OF WAY LINE OF ENTERPRISE ROAD, N01°57'07"E, BASED ON FLORIDA STATE PLANE COORDINATED SYSTEM EAST ZONE, 8390 ADJUSTMENT.
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0189-J, DATED: FEBRUARY 16, 2012.
- SITE AREA: 168000.88 SQUARE FEET OR 3.86 ACRES MORE OR LESS.

# BOUNDARY and TOPOGRAPHIC SURVEY

**SITE ADDRESS:**  
 3340 ENTERPRISE ROAD  
 FORT PIERCE, FLORIDA 34954  
 AND  
 1237 GROSE ROAD  
 FORT PIERCE, FLORIDA 34954



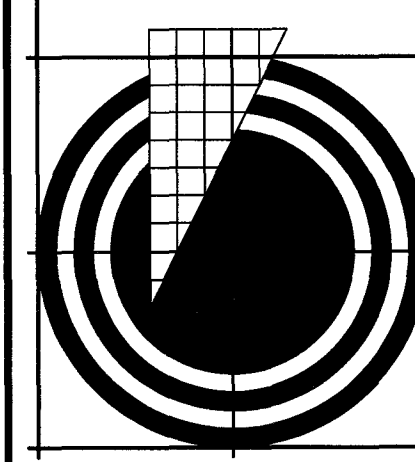
**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 8-L17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAG D. WATSON  
 PROFESSIONAL SURVEYOR & MAPPER  
 NO. 5847 STATE OF FLORIDA

DATE	REVISIONS	DWG	CHK

PREPARED FOR:  
**WE BUY SCRAP, INC.**

**WATSON | KILLANE**  
 SURVEYING AND MAPPING, INC.  
 2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM  
 LICENSED BUSINESS NO. 8241



JOB NUMBER: 18-550
FIELD DATE: 8-27-18
CHECKED BY: CDW
DRAWN BY: DPK
SCALE: 1" = 30'
<b>SHEET</b>
1 OF 1

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**Property Identification**

Site Address: 3340 ENTERPRISE RD Map ID: 24/28S Parcel ID: 2428-502-0035-000-5 Zoning: IL Account #: 32241 Use Type: 4100 Sec/Town/Range: 28/35S/40E Jurisdiction: Fort Pierce

**Ownership**

George B Brown  
Robert E Derry  
Lois S Derry  
PO Box 1478  
Fort Pierce, FL 34954

**Legal Description**

INDUSTRIAL S/D SLY 100 FT OF LOT29 (1.46 AC) (OR 712-1970; 3612-657)

**Current Values**

Just/Market: \$212,900 Assessed: \$212,900  
Exemptions: \$0 Taxable: \$212,900

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$212,900	\$212,900	\$0	\$212,900
2017	\$196,600	\$196,600	\$0	\$196,600
2016	\$189,800	\$189,800	\$0	\$189,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2014	3612 / 0657	0116	WD	Cemer John S	\$40,000
10-19-1990	0712 / 1970	XX00	WD	David L Walker	\$100,000
03-01-1978	0283 / 2790	XX00	CV		\$52,500

**Primary Building Information**

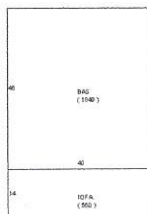
Finished Area of this building: 2,400 SF  
Gross Area of this building: 2,400 SF

**Exterior Data**

View: Roof Cover: Metal Roof Structure: Steel Truss Building Type: INDW  
Year Built: 1967 Frame: Grade: Y\_D+ Effective Year: 1977  
Primary Wall: Corr Metal Story Height: 1 Story No. Units: 1 Secondary Wall: Conc Block

**Interior Data**

Bedrooms: 0 A/C %: N/A% 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):	2,400
Gross Area (SF):	2,400
Land Size (acres):	1.46
Land Size (SF):	63,597.6
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
LOADING DOCK	1	240	1967

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: 1237 GROSE RD Map ID: 24/28S	Parcel ID: 2428-502-0033-000-1 Zoning: IL	Account #: 32239  Use Type: 4400	Sec/Town/Range: 28/35S/40E Jurisdiction: Fort Pierce
--	---	--	--

### Ownership

H and S Citrus Inc  
PO Box 1616  
Fort Pierce, FL 34954

### Legal Description

INDUSTRIAL S/D LOT 28-LESS W 156FT- (2.42 AC) (OR  
205-1297: 256-175)

### Current Values

Just/Market: \$789,100    Assessed: \$742,500  
Exemptions: \$0        Taxable: \$742,500

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$789,100	\$742,500	\$0	\$742,500
2017	\$675,000	\$675,000	\$0	\$675,000
2016	\$780,900	\$780,900	\$0	\$780,900

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-09-1976	0256 / 0175	XX01	WD	H and S Citrus Inc	\$0
08-14-1972	0205 / 1297	XX01	WD	H and S Citrus Inc	\$0

### Primary Building Information

Finished Area of this building: 18,576 SF  
Gross Area of this building: 24,217 SF

#### Exterior Data

View:	Roof Cover: Metal	Roof Structure: BarJst/Rigid	Building Type: INDP
Year Built: 1972	Frame:	Grade: Y_D	Effective Year: 1972
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 2	Secondary Wall: Corr Metal

#### Interior Data

Bedrooms: 0	A/C %: 10%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 10%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: CONC GRD



*Image  
or  
Sketch  
unavailable  
for display*

### Total Areas

Finished/Under Air (SF):	23,076
Gross Area (SF):	28,717
Land Size (acres):	2.42
Land Size (SF):	105,415.2
Total Building Count:	3

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	477	1976
STORAGE BIN	1	360	1976
MEZZANINE	1	1860	1976
BARB WIRE	1	477	1976

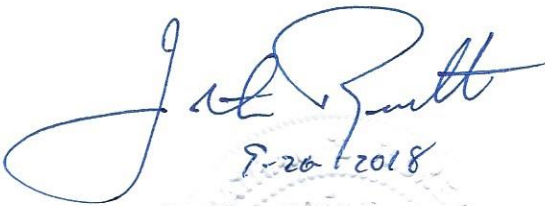
This information is believed to be correct at this time but it is subject to change and is not warranted.  
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## **DRAINAGE STATEMENT**

**Prepared for  
We Buy Scrap  
Located on  
A Portion of Lot 28 and 29 of the Plat of  
Industrial Subdivision, Plat Book 9, Page 5  
St. Lucie County, FL  
Section 28, Township 35 South, Range 40 East  
September 26, 2018**

This project consists of a change in ownership for the existing warehouse buildings and adjacent asphalt areas for the property located on the above-mentioned property in St. Lucie County. The project consists of two lots whose addresses are 3340 Enterprise Road and 1237 Grose Road, Fort Pierce, Florida. The property presently serves as a packing facility for agricultural produce and was established in 1972. The property is shown on the National Flood Insurance Rate Map, 12111C0189J and has an effective date of 02/16/2012 and is within Zone X or Area of Minimal Flooding.

The proposed use will be for receiving scrap metals for sorting, packaging, and shipping to various metal recyclers. The existing site presently drains east and flows into the existing railroad right-of-way owned by the Florida State Department of Agriculture. No additional increases in buildings or asphalt or other impervious areas are anticipated; therefore, there will be no changes to the existing historic drainage flows or patterns.



9-26-2018

Jonathan T. Ricketts  
FL. P.E. License No. 38799  
FL. CA. License No. 6173

