

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **AUGUST 13, 2019**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Bob Burdge; Gloria Johnson-Scott; Tim O'Connell; Michael Broderick; Chairman Frank Creyaufmiller**

Absent: **Brian Paul; Jovona Parker**

Staff Present: **Peter Sweeney, City Attorney; Rebeca Guerra, Interim Planning Director; Maria Lewicka, Historic Preservation Planner; Vennis Gilmore, Planning Analyst; Brandon Creagan, Planner; Alicia Rosenthal, Executive Assistant**

Attendees: **Marty Sanders, St. Lucie County School District**

4. **CONSIDERATION OF ABSENCES**

Ms. Parker and Mr. Paul were excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the July 9, 2019 meeting

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the July 9, 2019 meeting.**

**AYE: Gloria Johnson-Scott, Tim O'Connell, Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **2019 Comprehensive Plan Evaluation & Appraisal Review Ordinance 19-033**

Ms. Guerra explained the state determined that the Planning Board needed to see the Evaluation & Appraisal Review Ordinance, which reflects the exact text that was seen at last months Planning Board meeting. Ms. Guerra answered questions from the Board about addressing the Technical Review Committee comments in subsequent Comprehensive Plan phases.

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.**

**AYE: Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Tim O'Connell,  
Chairman Frank Creyaufmiller**

Passed

**7. NEW BUSINESS**

a. **Rezoning - Fort Pierce Aggregate Facility - 2432-123-0001-000-8**

This item was moved to 7d.

Mr. Broderick disclosed that he had a conversation with Brandon Creagan in the Planning department.

Chairman Creyaufmiller disclosed that he met with the River Oaks at Ten Mile Creek Homeowner's Association and he also met with Planning staff members, Brandon Creagan and Rebeca Guerra.

Mr. Creagan gave an overview of the application and answered questions from the Board on berm height, buffers, concrete barrier, fencing, composition of access road and stacking agreement.

Emily O'Mahoney, representative from 2GHO, gave a detailed presentation and answered questions from the Board on the activity in the storage area, dust mitigation plan, and the height of aggregate piles.

Douglas Steven Eakins, Jr., owner of D.S.E. Holdings, explained that the aggregate piles solidify and the dust is in the processing and traveled area. Mr. Eakins said the closest residential site to their West Palm Beach facility is 2,000 feet away and of all three facilities that he runs, there has been no violations or complaints from the residences.

Mr. Broderick suggested that to improve noise penetration and dust concerns to the neighborhood and school, that the applicant consider concrete fencing.

Mr. Eakins stated that the piercing truck noise will not be buffered by a concrete wall and the dust generated will not affect the residences and school because it is too far away. Mr. Eakins said the facility will crush concrete 4 days a week and they hardly crush on Saturday because the public comes in to drop off concrete. Mr. Eakins explained that the aggregate goes into road projects and pavers and taken by trucks to job sites.

Mr. Sanders complimented the applicant on listening to the community and modifying their plan. Mr. Sanders stated he visited the West Palm Beach facility and he was surprised how little dust was created and how well the operation is run. Mr. Sanders expressed concerns

with the line of sight from the 2nd story townhomes in River Oaks.

Jonathan Ricketts, Civil Engineer of Record, stated that the operation should not be visible from the 2nd floor of the townhomes because from the top of the berm plus the height of the fence will be 30 feet.

Chairman Creyaufmiller stated he visited the West Palm Beach site and talked with the neighbors, and he said there was not much dust and the neighbors did not have many concerns.

Harold Melville, attorney, representing River Oaks at Ten Mile Creek Homeowner's Association, stated the HOA is opposed to the project. Mr. Melville said normally you would not see heavy industrial zoning next to residential zoning without buffering. Mr. Melville provided the Board with a handout with maps and ordinances showing the incorrect annexation of the subject property. Mr. Melville asked the Board to deny the rezoning request and asked the Board to not compound the problem that already exists. Mr. Melville said the city should rezone the property to the proper zoning because it is not compatible with the bordering residential and institutional use.

Mr. Sweeney stated since no one was here at the initial time of the rezoning, he will not speculate and the purview of the Board is to change the zoning based on the application received.

Board discussion ensued on the rezoning boundary lines.

John Cherveney, developer and president of River Oaks at Ten Mile Creek Homeowners Association, stated they were never notified of any zoning changes and they were forced to be annexed into the City of Fort Pierce. Mr. Cherveney said he is having a hard time selling the 18 units that are left.

Jean David Cidel, realtor for River Oaks at Ten Mile Creek, stated he is losing potential clients due to the disclosure.

Melanie Trewyn, teacher, expressed concerns with the effect of high school students being exposed to silica containing dust.

Jay Stewart, Palm Lakes Gardens homeowners association president, expressed concerns with the dust.

Beth Coke, Palm Lakes Garden resident, expressed concerns with the noise and dust.

Robert Gehrig, Palm Lakes Garden resident, stated he can hear the diesel engines and back up alarms from Precast and he said the dust will increase from crushing concrete. Mr. Gehrig stated that the errors from the city have stripped the serenity from the community and adding an industrial plant will make matters worse.

Atie Makhoul, Palm Lakes Garden resident, stated that before 6:00 AM, he hears a horrendous horn that signals the shift start at Precast. Mr. Makhoul also complained about the generator noise and the shining of the lights.

Nick Makris, Palm Lakes Garden resident, has concerns that the walls and berms won't break the dust and there is no cure for silica getting into your lungs. Mr. Makris said the city will be compounding the issue by putting in another industrial site.

John Ladden, Palm Lakes Garden resident, expressed concerns with the dust.

Dennis Petersen, Palm Lakes Garden resident, stated the residents can't sell their homes because nothing can be done about the issues with Precast and they would like the city to help the residents and students.

Keith Eaton, Palm Lakes Garden resident and Real Estate Appraiser, showed the Board a picture of the view of the Precast plant from his backyard and he stated this is potential external obsolescence.

Ms. Guerra reiterated that the issue at hand is the proposed use and changes from the underlying zoning district of heavy industrial to PD - Planned Development, which includes reduced heights and different landscaping.

Emily O'Mahoney, representative from 2GHO, stated that the heavy industrial use is following the supposed zoning and an office building with a warehouse and outdoor equipment storage will be located to the east.

Dennis Corrick, attorney representing the applicant from Dean, Mead, Minton & Zwemer Law Firm, stated that the Planning Board meeting is not the forum for doing a facial challenge to the City of Fort Pierce Comprehensive Plan. Mr. Corrick said the 2007 and 2010 Comprehensive Plan map showed the property as Industrial Heavy Land Use and the effected parties had the right to challenge the Comprehensive Plan Changes within 30 days. Mr. Corrick stated the applicant has changed the zoning to PUD, precisely to do the buffering that Mr. Melville was talking about. Mr. Corrick said the applicant made significant changes to the design to accommodate the neighbors.

Mr. Melville stated the project is not compatible with low density residential and there is no obligation for the Board to approve the zoning request. Mr. Melville explained that the zoning is discretionary and the Board can put any type of limitations on it. Mr. Melville asked the Board to not compound the problem by making additional errors and to think about the residences.

Mr. Burdge asked if the Board can extend the landscape plan from 2 to 5 years and change the stacking request to 30 feet.

Mr. Sweeney stated typically with a PD there is great latitude that is allowed.

Ms. Guerra explained that the code states that outdoor materials are to be stored at 15 feet and aggregate material has a much greater risk of spreading outwards as opposed to outdoor storage containers.

Mr. Broderick expressed concerns with reaching an equitable solution to say the applicant's rights are superior simply because the property was annexed incorrectly.

Board discussion ensued on the zoning errors, internal buffering and health effects from the dust.

Mr. Sanders stated he had some recommendations to add to staff's conditions for the motion. He stated the applicant has come a long way in meeting the spirit and intent of providing a buffer. Mr. Sanders said it is more important to have these conditions in writing, so people are clear that these are provisions they have to be abided by. Mr. Sanders said it is unfortunate that the project to the south has not honored their site plan and there is no enforcement mechanism in place and there is dust blowing from the 60 acres of open ground because of lack of caring by the developer. Mr. Sanders stated that this applicant has a dust control plan in place and they are about 150 feet away in meeting the buffering of the original

AR1 zoning. Mr. Sanders said we are fortunate to have a reasonable applicant that is trying to work with the city on coming up with solutions.

Mr. Broderick suggested moving the line of demarcation further away from the school and residential development and increase the landscape buffers.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following eleven (11) conditions.**

1. **The height of staked materials shall not exceed 25 feet pursuant to City Code 22-67(e)(S).**
2. **At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.**
3. **The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).**
4. **Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.**
5. **No melting or burning of any materials shall take place on site.**
6. **The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.**
7. **The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.**
8. **The recycling, processing operation and storage of finished and unprocessed materials shall be located at least 547 feet from the east property line and as shown on the Fort Pierce Industrial Aggregate Recycling Facility for D.S. Eakins Planned Development Site Plan dated 5-31.2019.**
9. **The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.**
10. **Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system.**
11. **The work hour shall be 7 AM until 7 PM Monday thru Saturday.**

**AYE: Bob Burdge, Gloria Johnson-Scott**

**NAY: Tim O'Connell, Michael Broderick, Chairman Frank Creyaufmiller**

Failed

Mr. Sanders explained that he overlaid the site plan over the aerial and if the weigh station was moved 150 feet to the west, it would be within the original industrial zoned land.

Board discussion ensued on modifying the conditions by creating a 15 foot berm and moving the unprocessed material line approximately 150 feet to the west.

Mr. Corrick stated on the site plan it says eastern limit of aggregate recycling and if that line was moved to the quarter section line that would accomplish the move to the west.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following eleven (11) conditions.**

1. **The height of staked materials shall not exceed 25 feet.**
2. **At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.**
3. **The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).**
4. **Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.**
5. **No melting or burning of any materials shall take place on site.**
6. **The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.**
7. **The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.**
8. **The eastern limit of the aggregate recycling facility shall now become the quarter section line.**
9. **The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.**
10. **Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.**
11. **The work hours shall be 7 AM until 7 PM Monday thru Saturday.**

**AYE: Bob Burdge, Gloria Johnson-Scott, Tim O'Connell, Michael Broderick,  
Chairman Frank Creyaufmiller**

Passed

**b. Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1**

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking and lighting requirements.

Mike Menard, applicant representative from Architectonic, stated he would like to have an option between either a Unity of Title or shared parking agreement.

Ms. Guerra explained that a Unity of Title ties parcels together under one parcel identification number and this assures that the minimum standards of parking will be addressed if the parcels are ever split up.

The Board suggested that reducing the number of arcade machines would reduce the parking requirements.

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission with the following condition:**

**1. Provide a Unity of Title or Parking Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).**

**AYE: Gloria Johnson-Scott, Tim O'Connell, Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

**c. Development & Design Review - Home 2 Suites - 6505 Metal Drive**

Ms. Guerra gave an overview of the application and answered questions from the Board on alcohol licensing and landscaping.

Rich Laventure, applicant representative from Atlantic Civil Engineering, stated that Hilton will be the brand of the hotel.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval of the requests with the following five (5) conditions.**

- 1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.**
- 2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.**
- 3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.**
- 4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.**
- 5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal.**

**AYE: Tim O'Connell, Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

**d. Waiver of Distance - Angelina's Brick Oven Pizza - 1126 Colonnades Drive**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the Technical Review Committee (TRC) comments and parking requirements.

Ms. Guerra explained that the TRC comments are addressed at the time of building permit.

Robert Musser, applicant, stated lights are being rented from Fort Pierce Utilities and the soffitt lights have been augmented.

**Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to City Commission with one condition of approval:**

- 1. Provide a lighting plan or photometric survey which complies with City Code 22-60 (j)(1)(d)**

AYE: **Michael Broderick, Bob Burdge, Gloria Johnson-Scott, Tim O'Connell,  
Chairman Frank Creyaufmiller**

Passed

**8. COMMENTS FROM THE PUBLIC**

Robert Gehrig, President of Palm Lakes Garden homeowners association, stated if the Planning Board and City Commission had done their due diligence, there would be a lot less problems with Precast. Mr. Gehrig recommended that someone in the city correct the injustices that were done with Precast.

John Cherveney, Developer and President of Ten Mile Creek Homeowners Association, stated that a mistake was made by the Planning Board by recommending approval of the Fort Pierce Aggregate Recycling Facility.

Nick Makris, Palm Lakes Garden resident, stated that berms do not work because sound carries up. Mr. Makris said the Board should take into consideration the people that live in the five communities, closest to the Fort Pierce Aggregate Recycling Facility.

Jay Stewart, Palm Lakes Garden resident, told the Board they did a great job accommodating the issue with the Fort Pierce Aggregate Recycling Facility project.

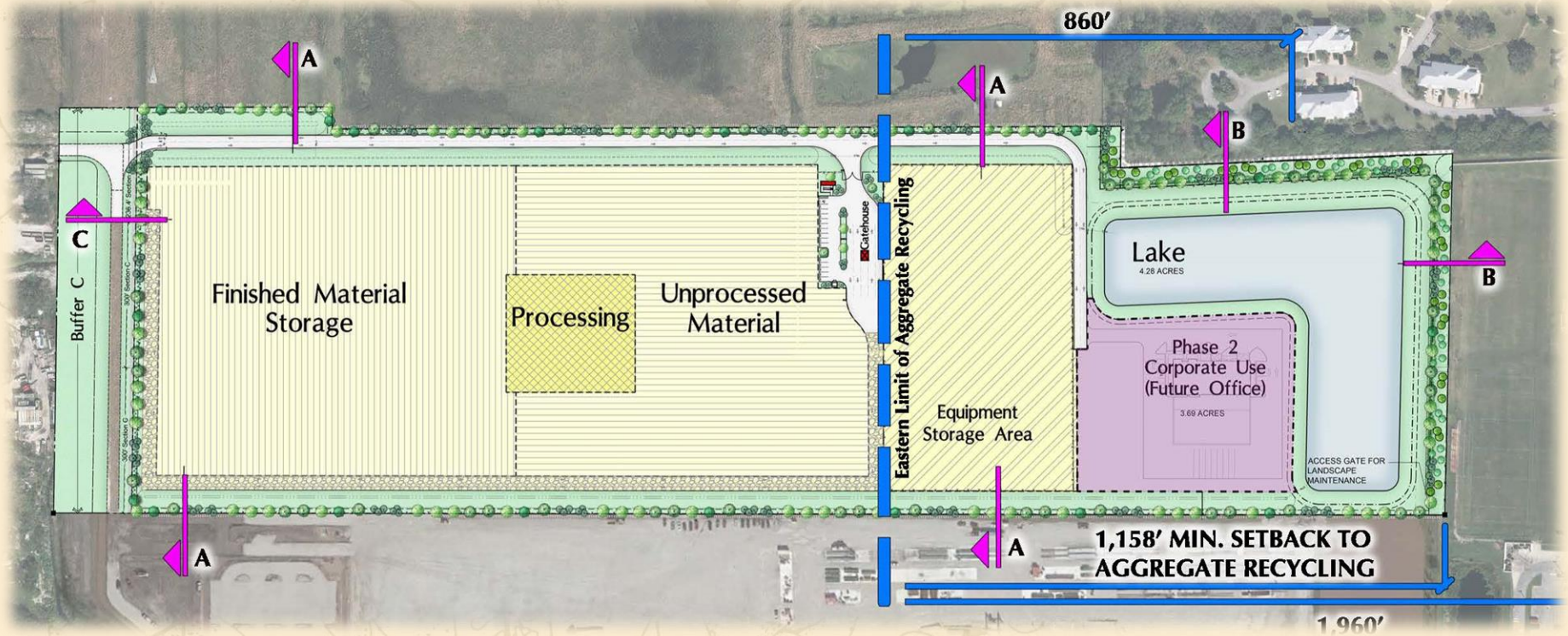
**9. BOARD COMMENTS**

Mr. Sanders said that PUD zoning for the Fort Pierce Aggregate Recycling Facility allows more controls and puts the city in a better place instead of straight zoning.

The Board stated the input from Mr. Sanders on the Fort Pierce Aggregate Recycling Facility was critical.

**10. ADJOURNMENT**

# Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



# DSE Holdings

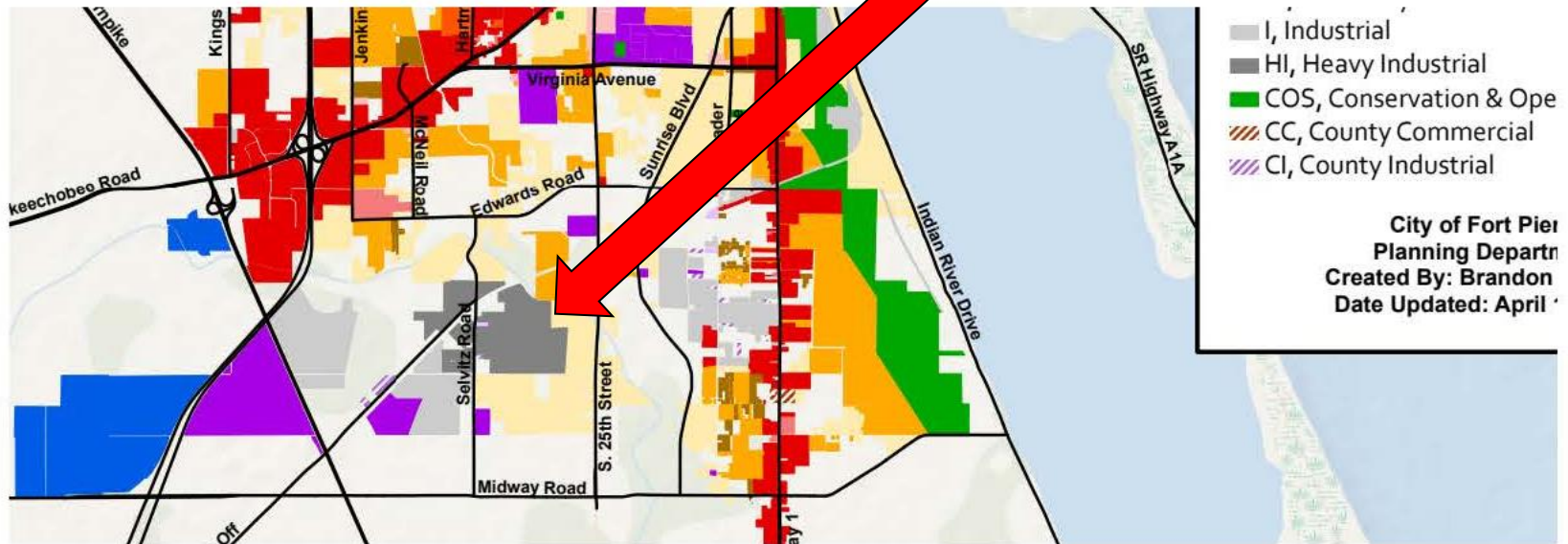
## *Our Family*





# Our Story

- 2017 - DSE Holdings looked for a piece of land with Heavy Industrial FLU & Zoning in Ft. Pierce



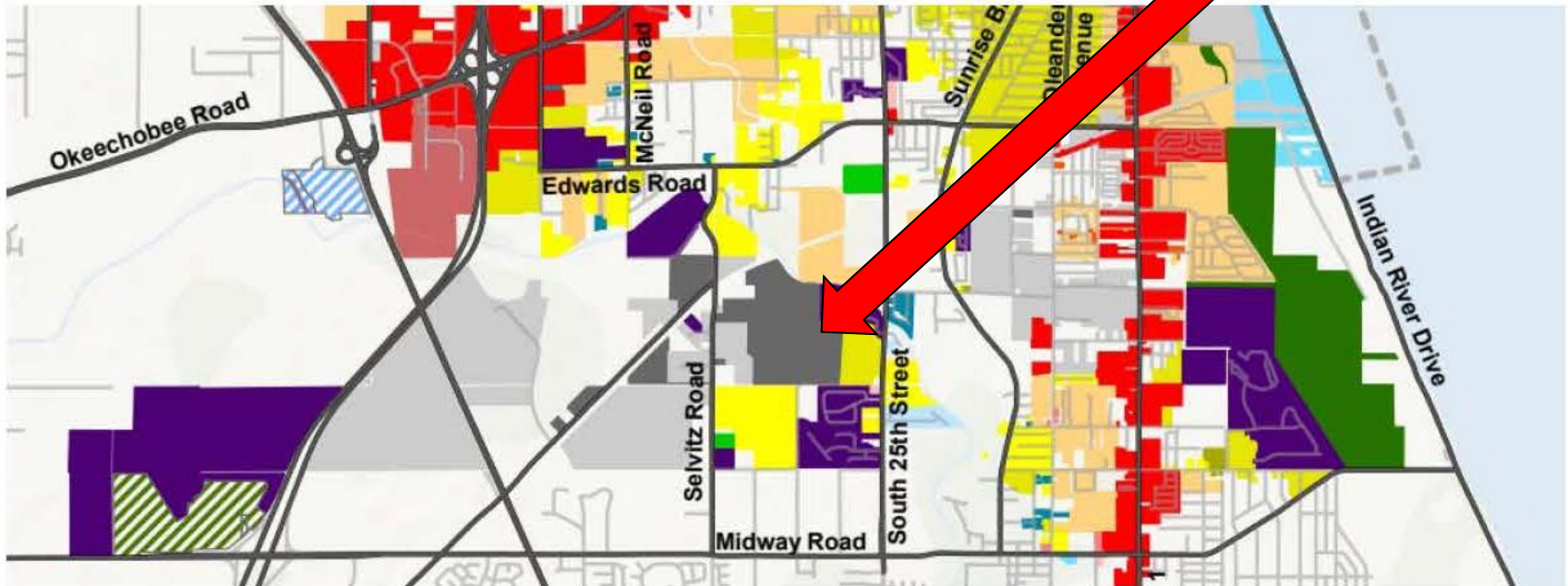
Future land use 2019

For Aggregate Recycling

D.S.E. Holdings

# Our Story

- 12/19/2017 - Zoning Confirmation from the City - a 31 page document



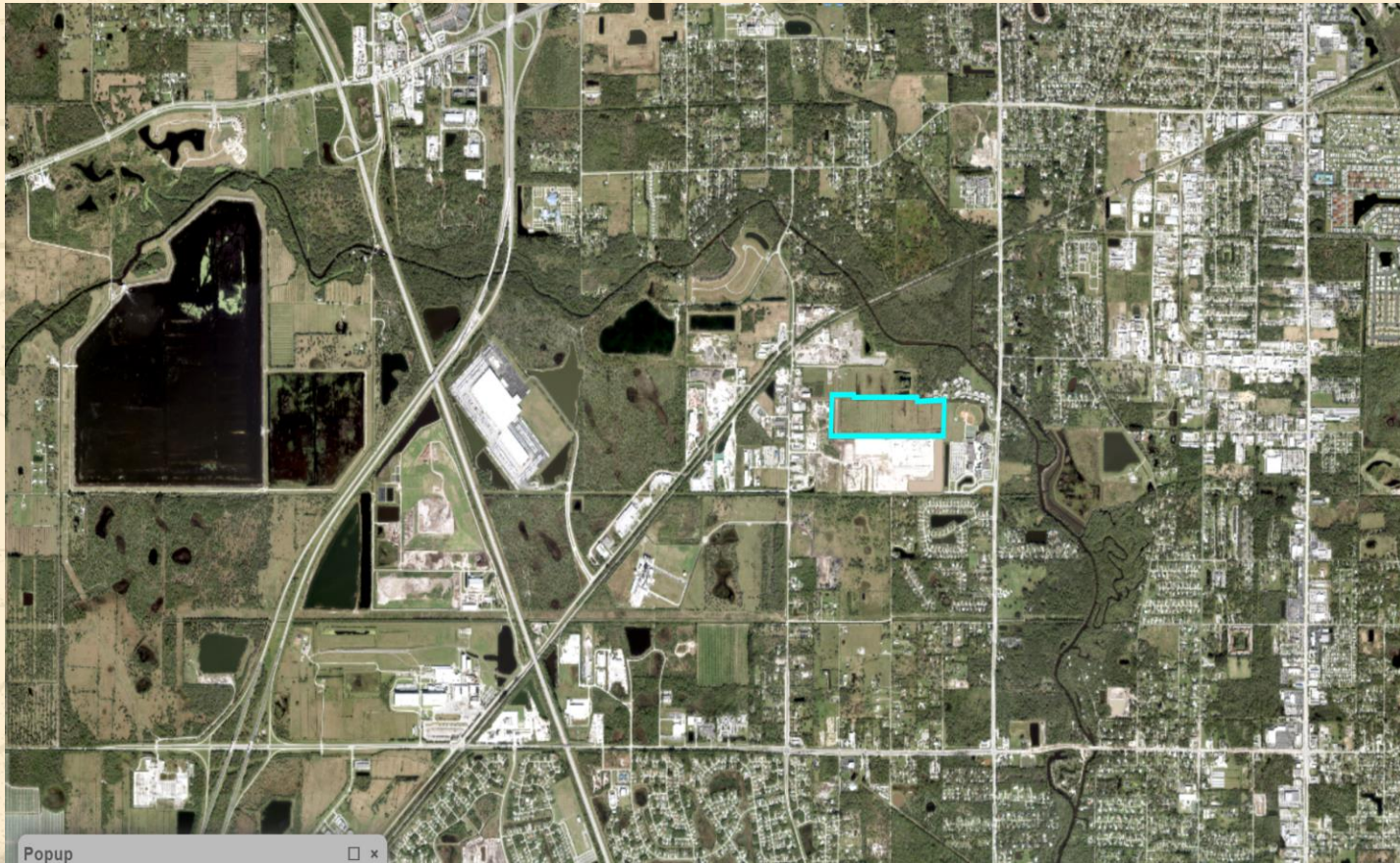
Zoning Map 2019

For Aggregate Recycling

5  
D.S.E. Holdings

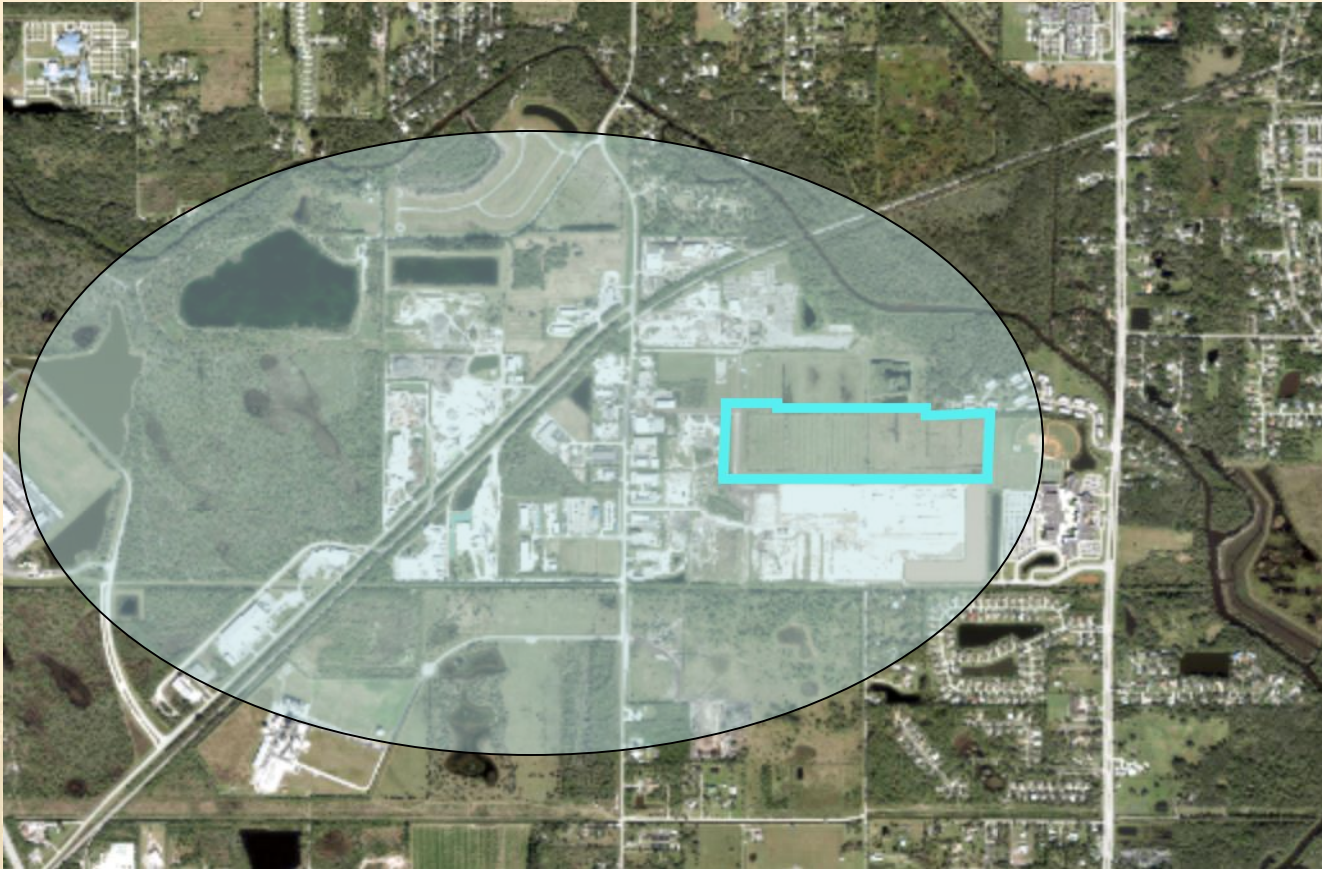
# Our Story

- DSE Holdings – bought property in 03/02/2018



# Our Story

- In an Industrial Area



52 Acres

# Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



# Our Story

- Neighborhood Public Workshop – 01/20/19

We listened and acted to:

- Moved the recycling to the west
- Increased the buffer height and density



# Our Story

- 1<sup>st</sup> Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2<sup>nd</sup> Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019  
in prep for Planning and Zoning Hearing – July 9, 2019



# Our Story

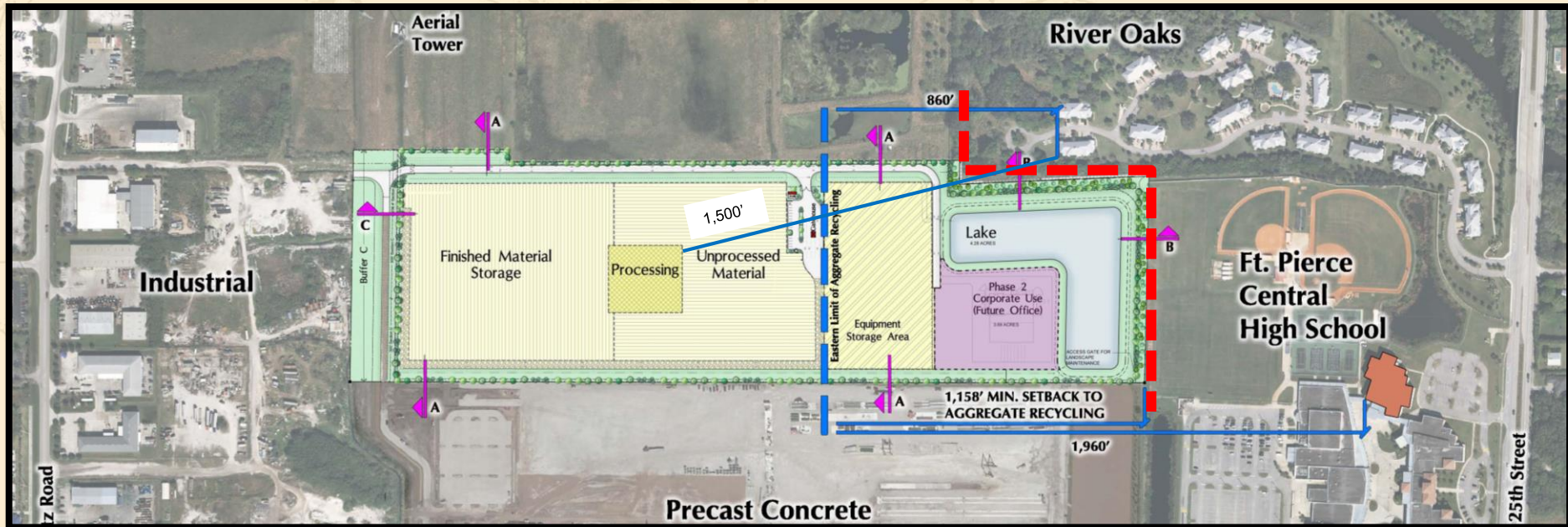
- Planning and Zoning Hearing – July 9, 2019 **POSTPONED**
- 2<sup>nd</sup> set of DOORHANGERS 8/6/19



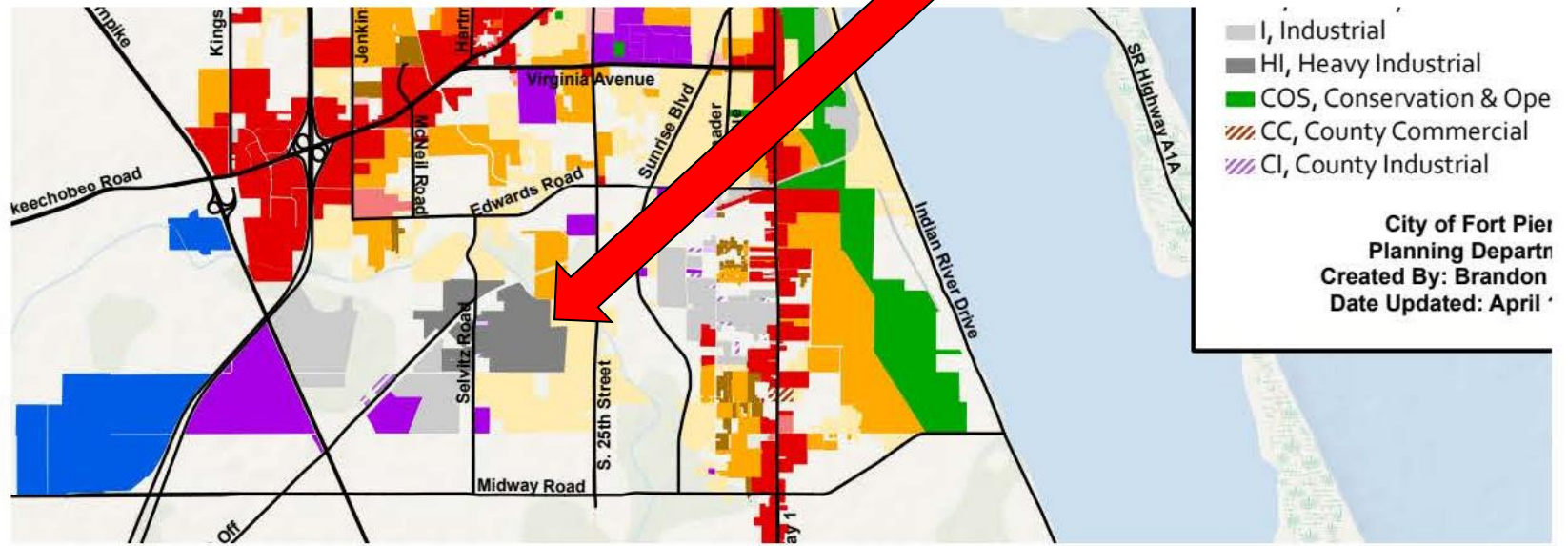
# Project Request

- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
  - Includes a request to have outdoor storage of materials at 30 feet;
  - Hours of operation – 7am to 7pm Monday through Saturday, and;
  - Modified buffers to increased screening to residential & high school uses

# Aerial

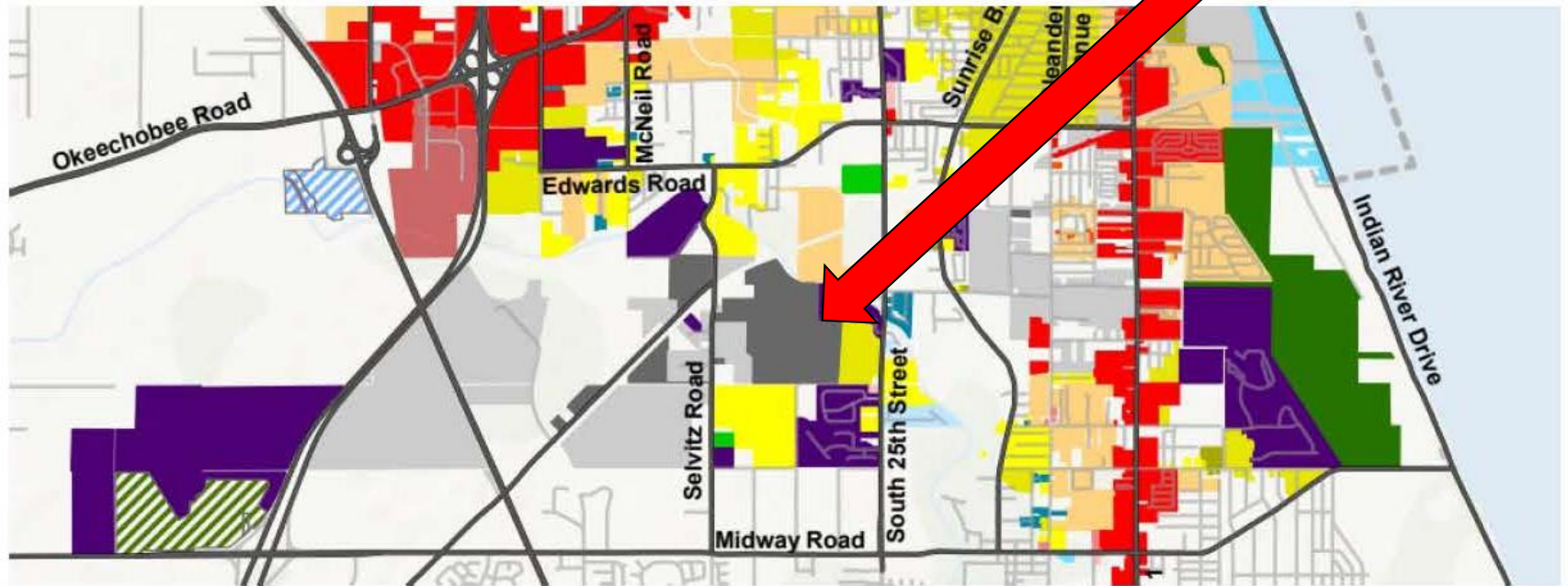


# Fort Pierce Land Use



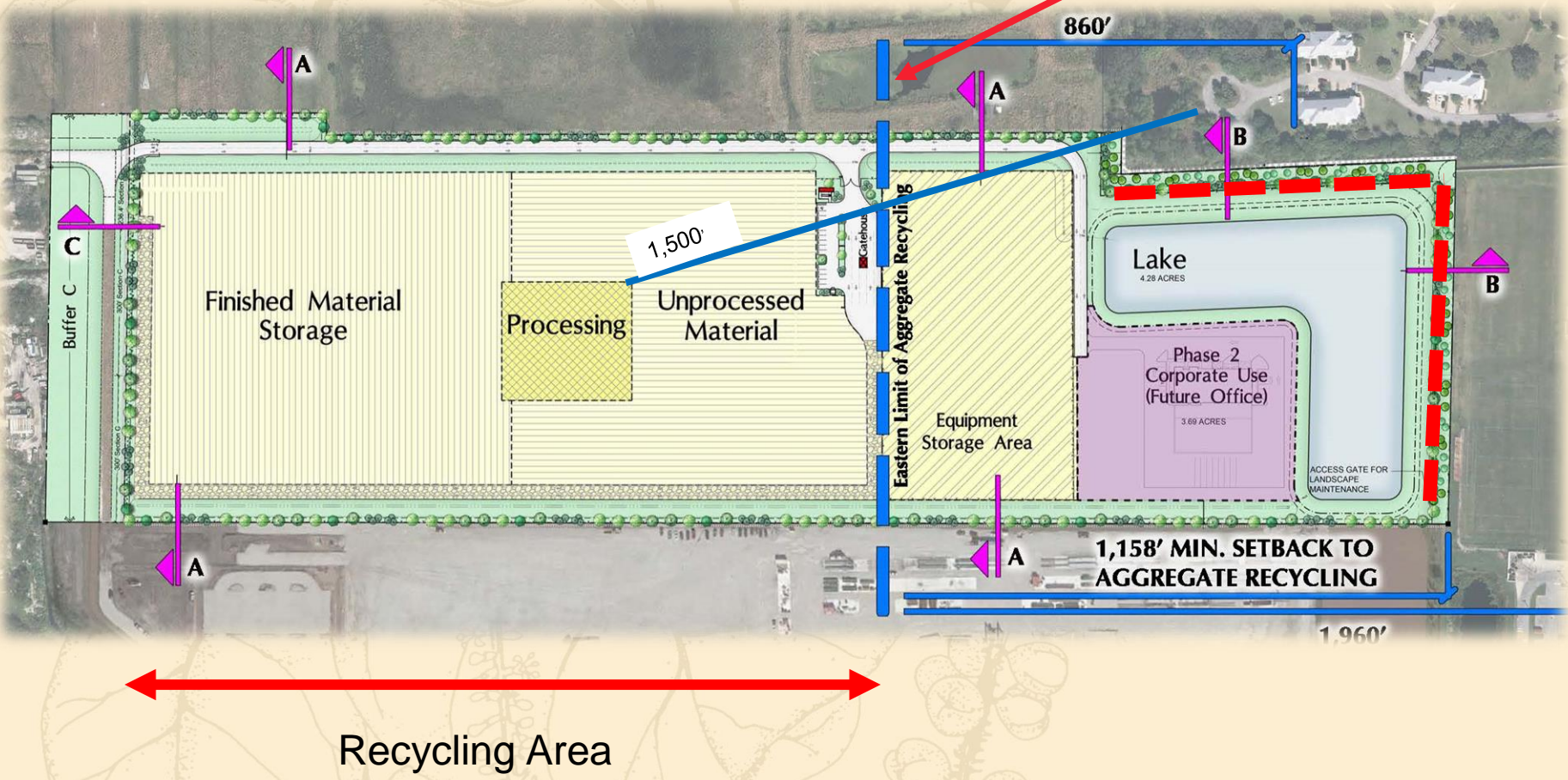
Future land use 2019

# Fort Pierce Zoning Map



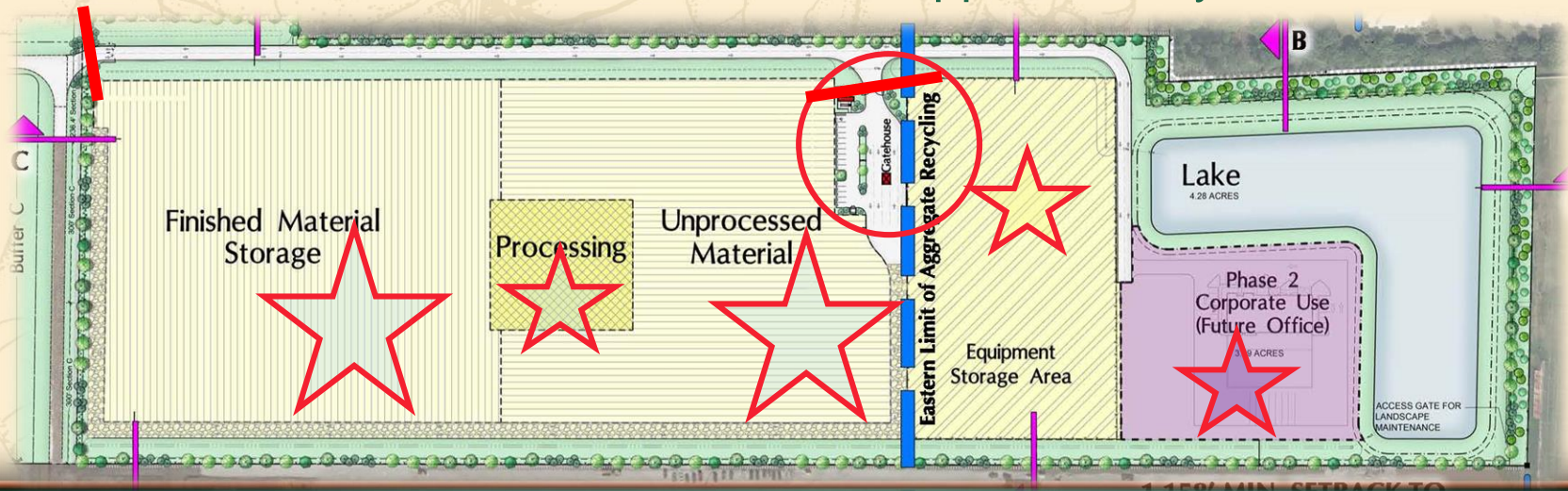
Zoning Map 2019

# Proposed Site Plan



# Project Uses

- The following is a list of the areas on the PDD Development Plan:
  - Finished material storage area – approximately 10.74 acres
  - Unprocessed materials area – approximately 8.65 acres;
  - Processing area – approximately 1.48 acres;
  - Equipment storage area – approximately 6.15 acres; and
  - Phase 2 office/warehouse area – approximately 3.69 acres.

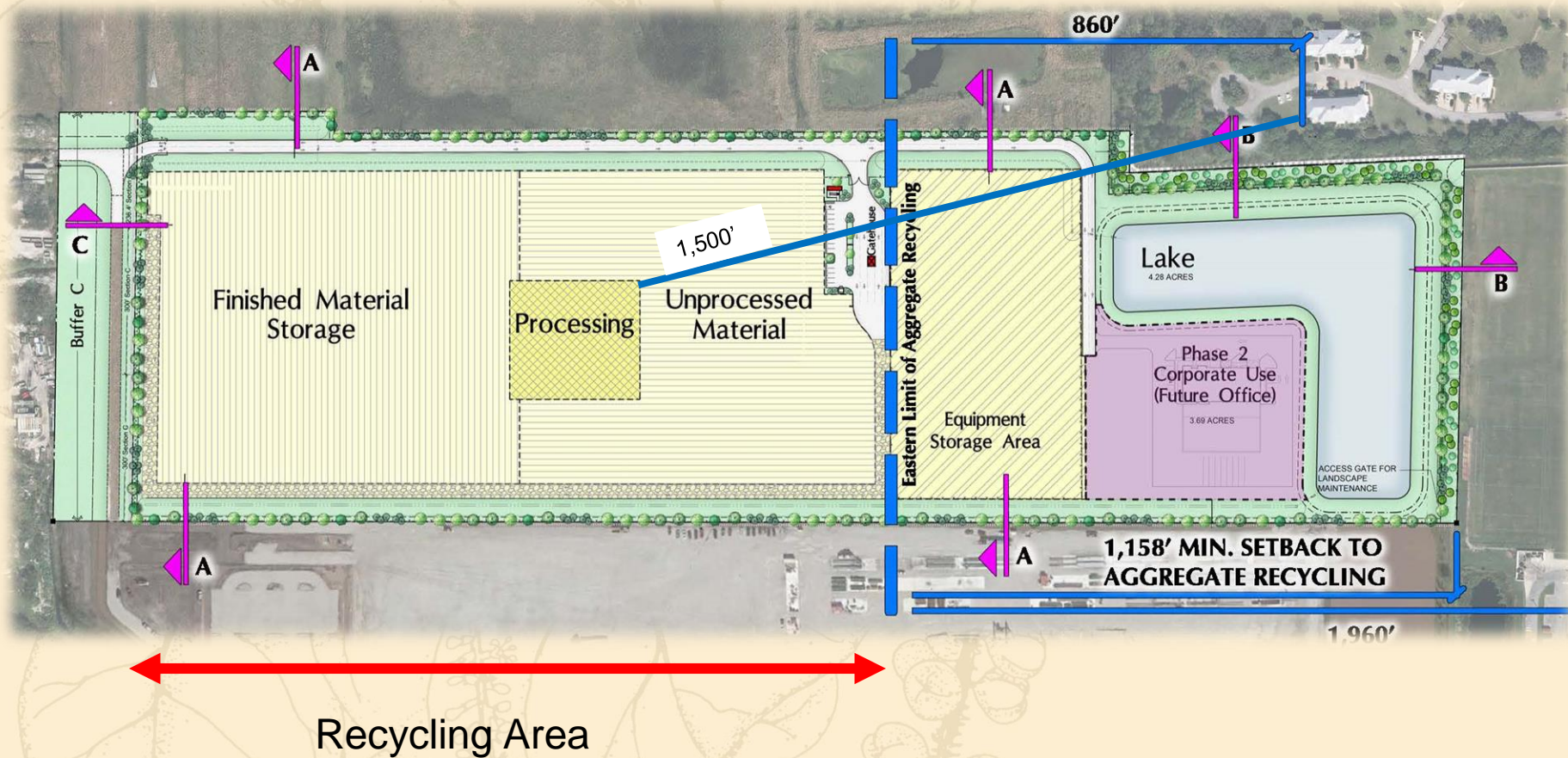


# Original Site Plan



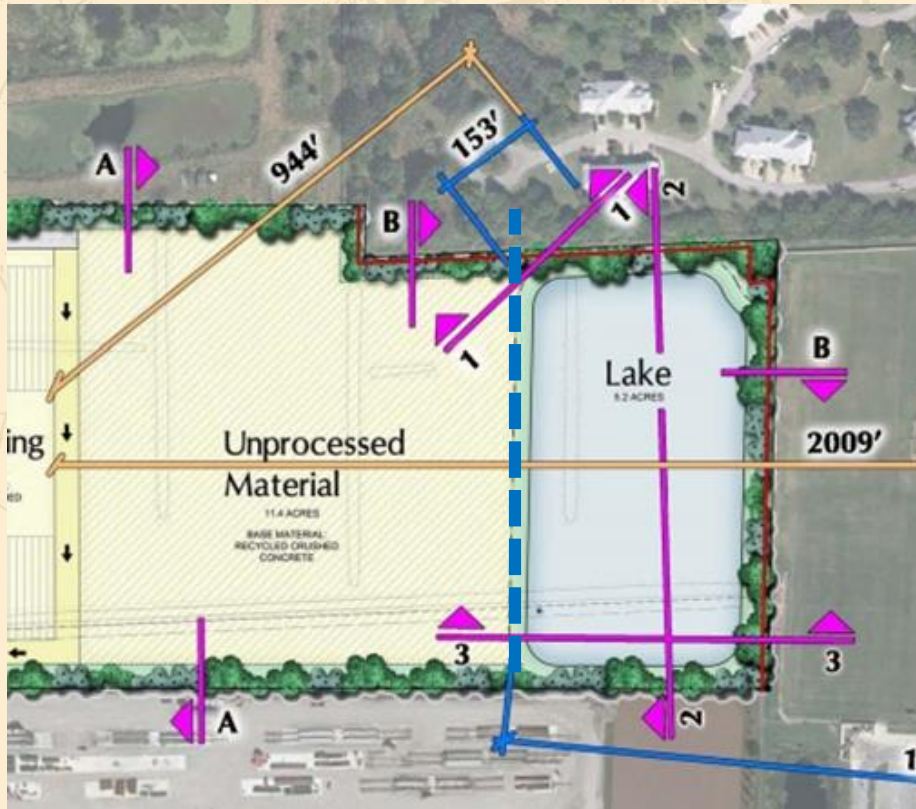
Recycling Area

# Current Proposed Site Plan



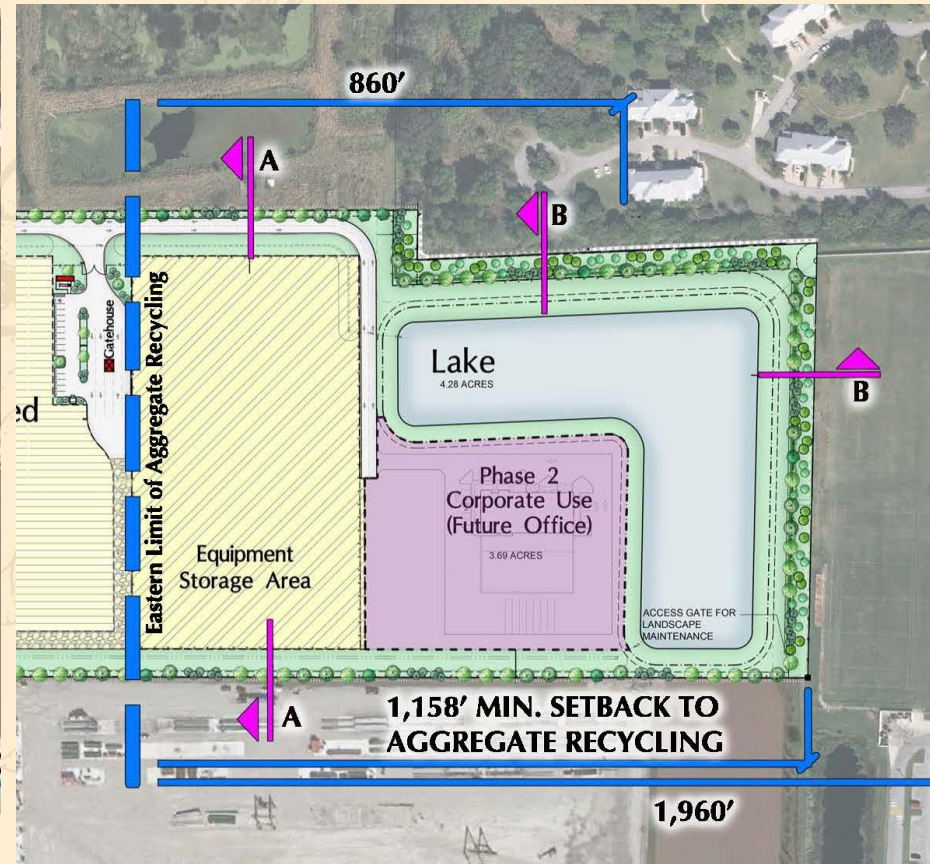
# Comparisons

## Original Site Plan



*Unprocessed material is closer to the residential and the school*

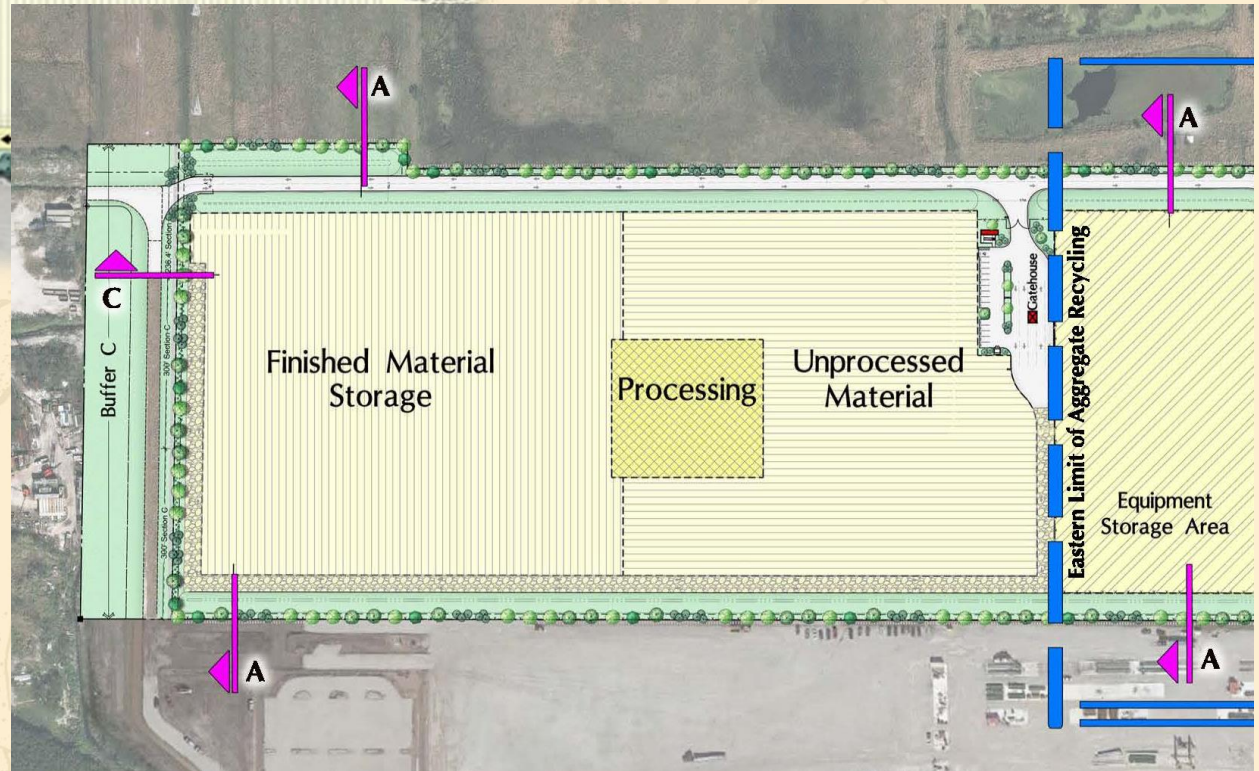
## Current Proposed Site Plan



*Unprocessed material is 1,158' setback from the school*

# Old Site Plan

# Comparisons



# Proposed Landscaping

- **Buffer A** (North and South) – **10 foot buffer** with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – **33 foot to 42 foot wide** with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2 linear feet**;
- **Buffer C** (west) – **10 foot buffer** with 1 tree per 30 linear feet and shrubs.

# Proposed Security

- Buffer A (North and South) – **8 foot** chain link fence on property line;
- Buffer B (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **10 foot high berm** – 33 foot or 42 foot inside the property line;
- Buffer C (west) – **12 foot** chain link fence with sight obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

# 300' Buffer A



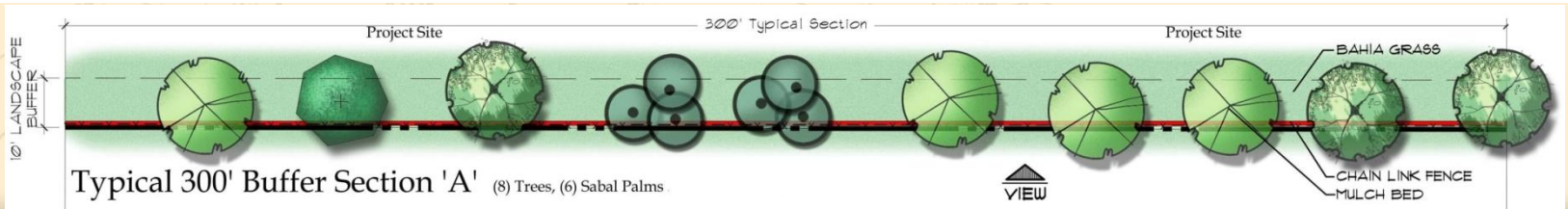
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



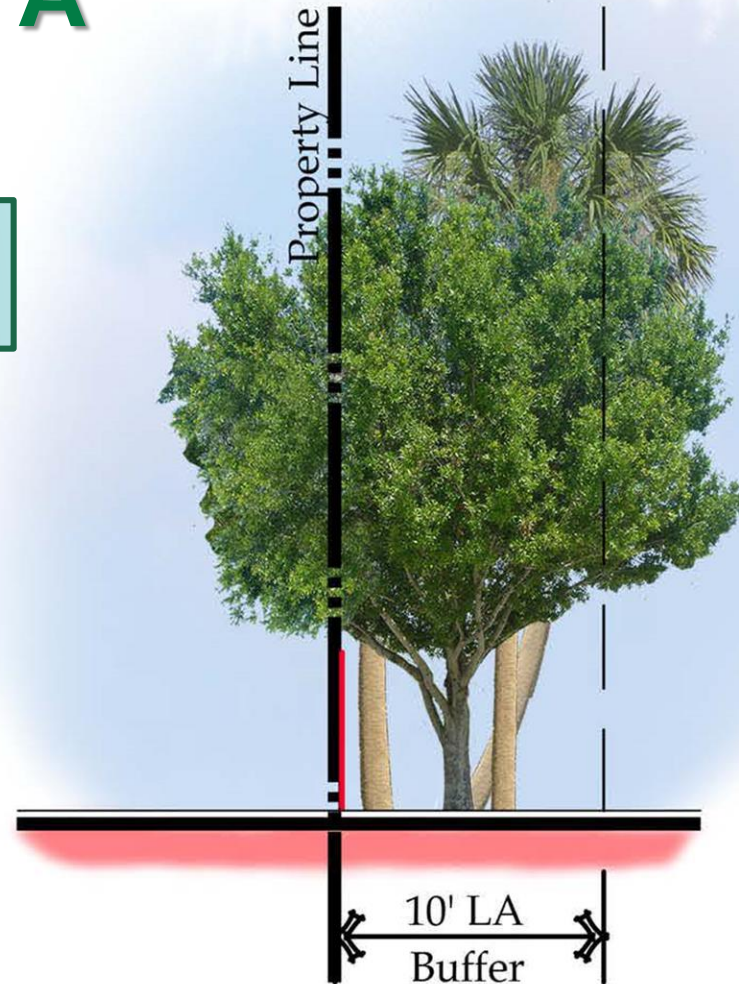
Typical Elevation A Buffer (at Initial Install)



# Cross Section A

**NO** Fence Screening with  
Compatible Industrial Use

*North and South  
Sides*



Cross Section Buffer A

# 300' Buffer B



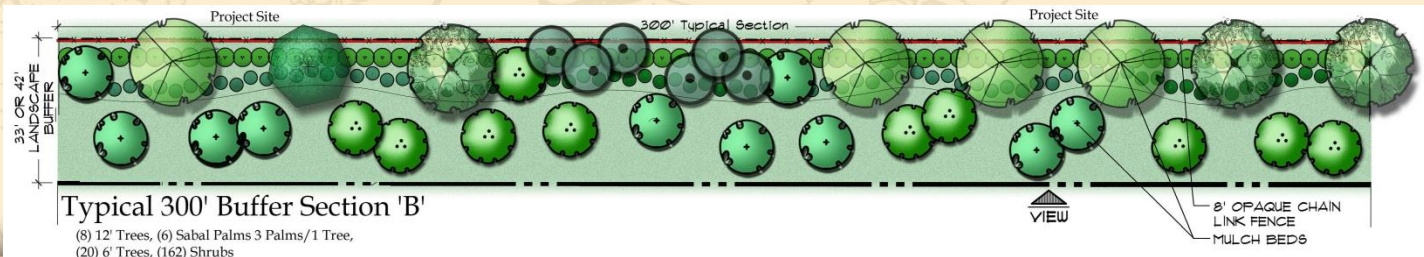
Typical Elevation B Buffer (at Maturity)



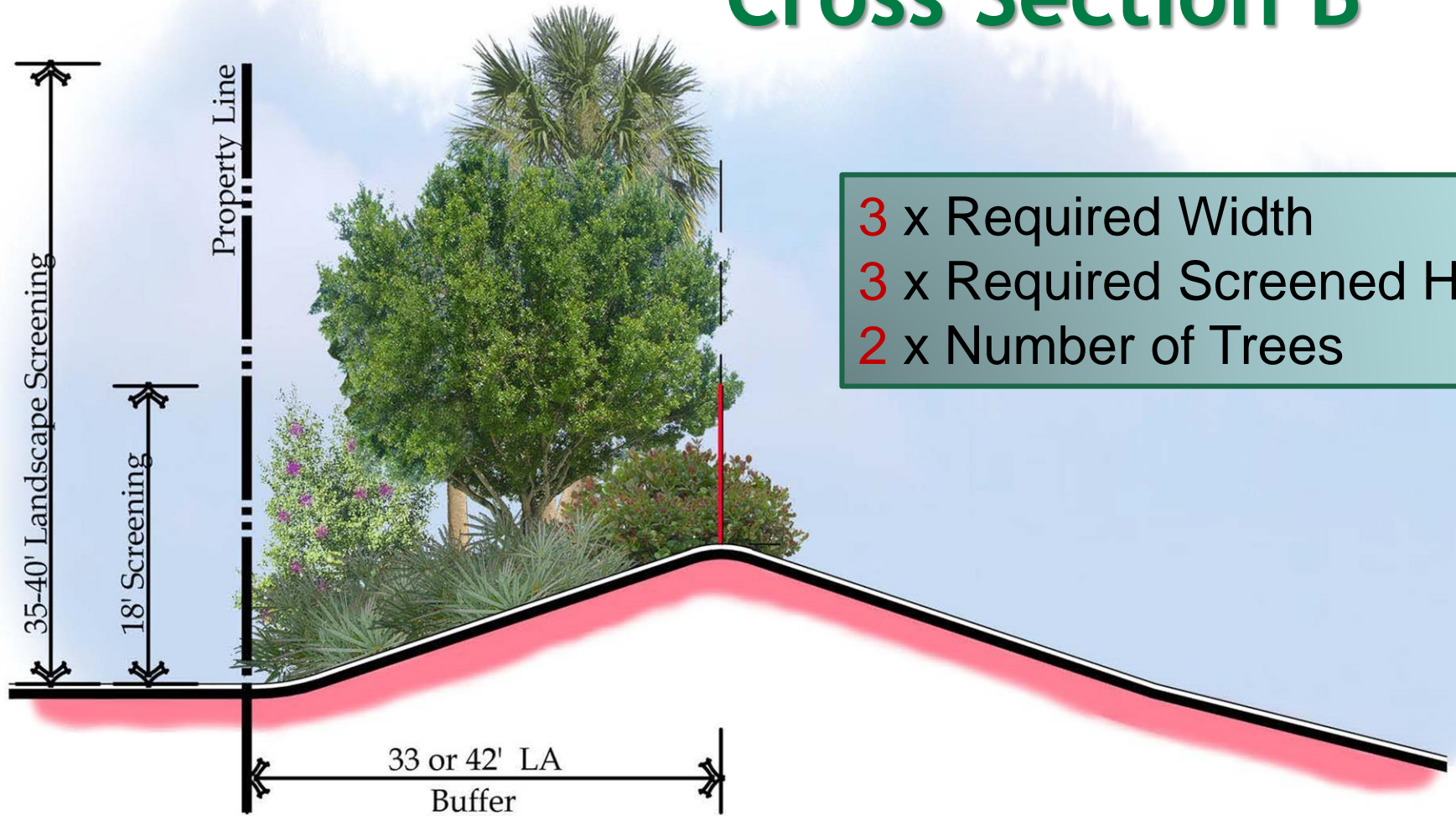
Typical Elevation B Buffer (at 5 years)



Typical Elevation B Buffer (at Initial Install)



# Cross Section B



- 3 x Required Width
- 3 x Required Screened Ht.
- 2 x Number of Trees

Cross Section Buffer B

*Northeast and East Sides*

# 300' Buffer C



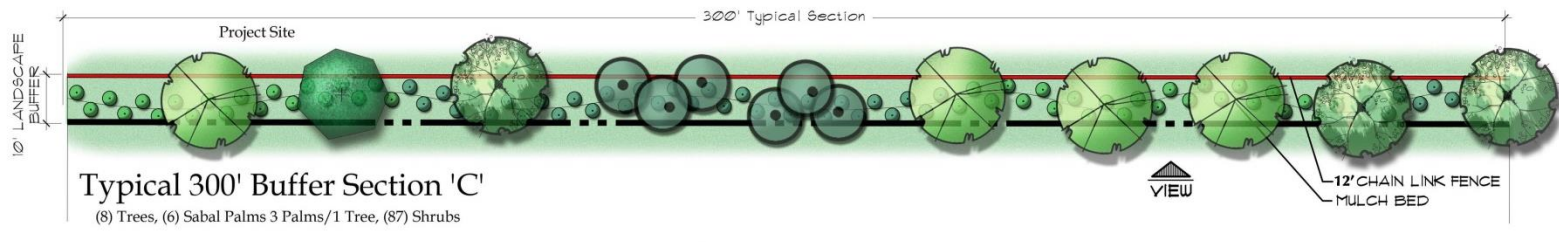
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



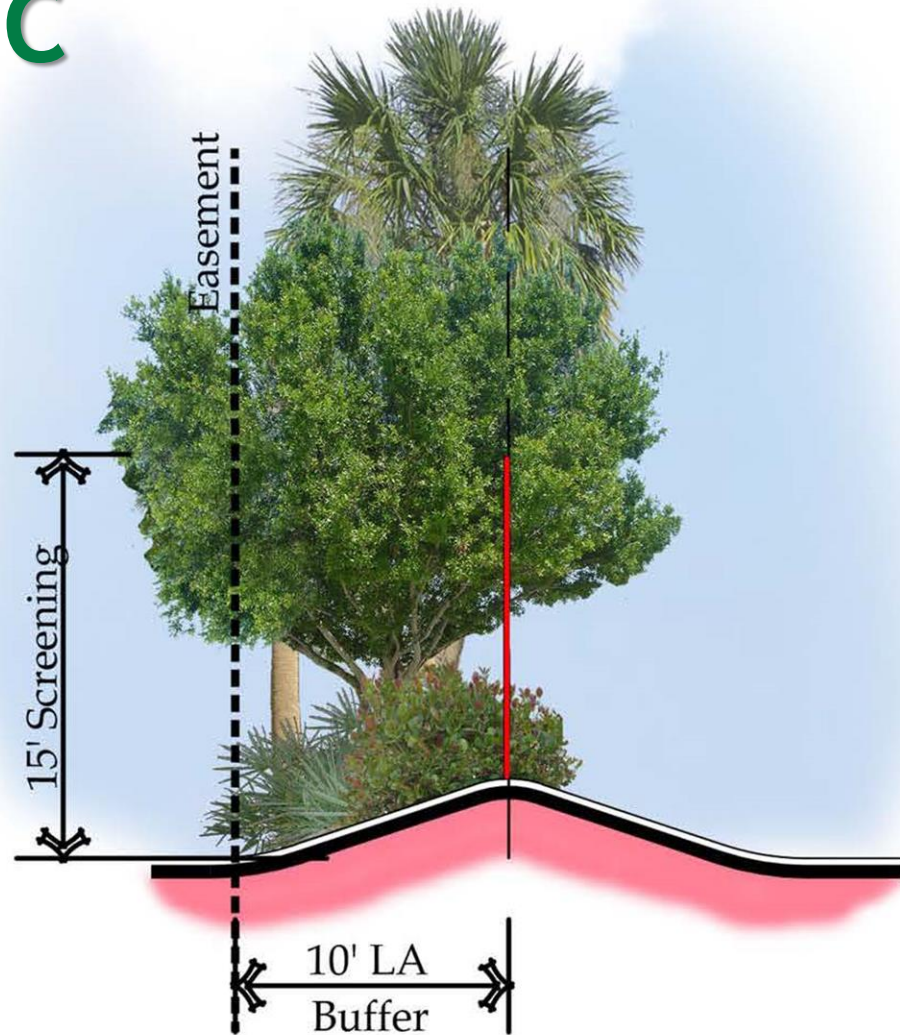
Typical Elevation C Buffer (at Initial Install)



# Cross Section C

Against Access Easement

Planted per Right-of-Way  
Criteria

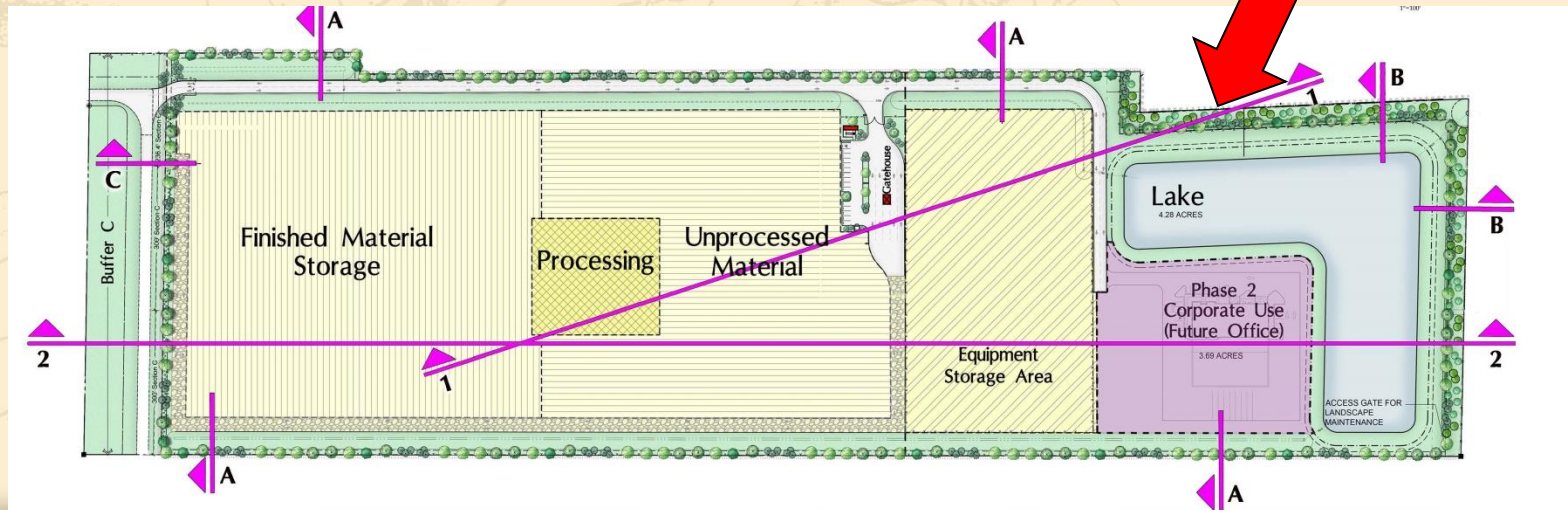
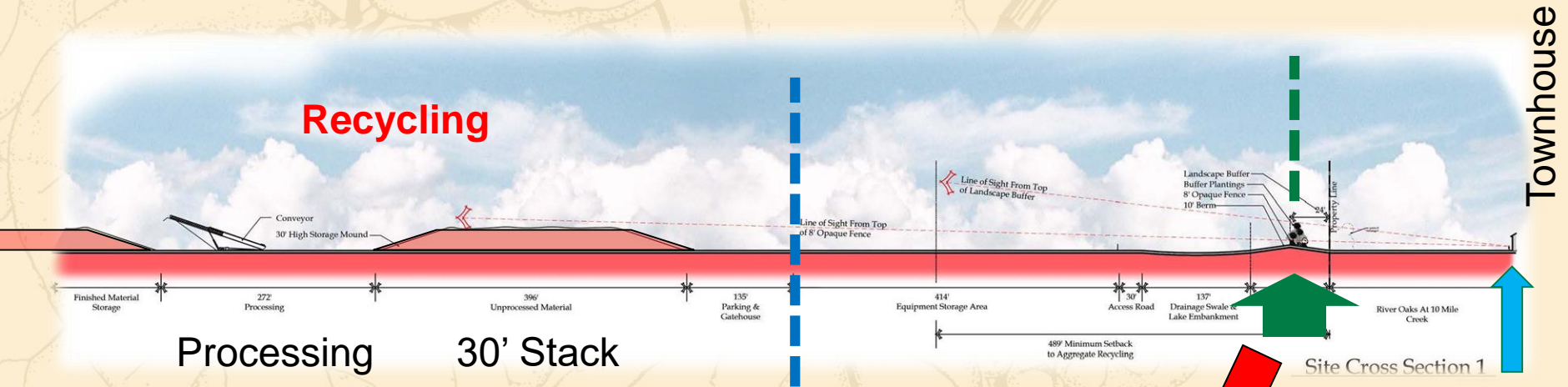


*West Side*

## Cross Section Buffer C

### Access Buffer

# Visual Impact from Residential

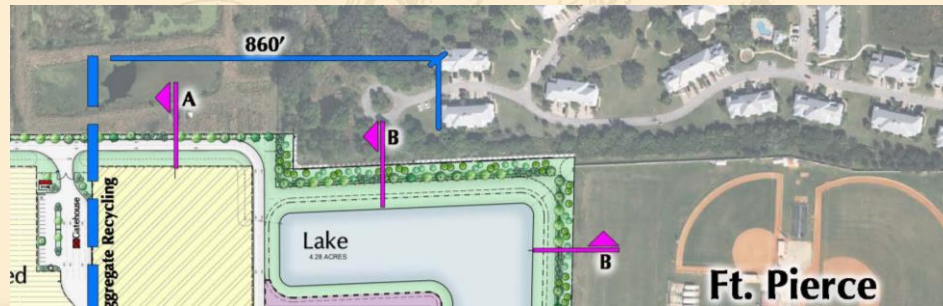
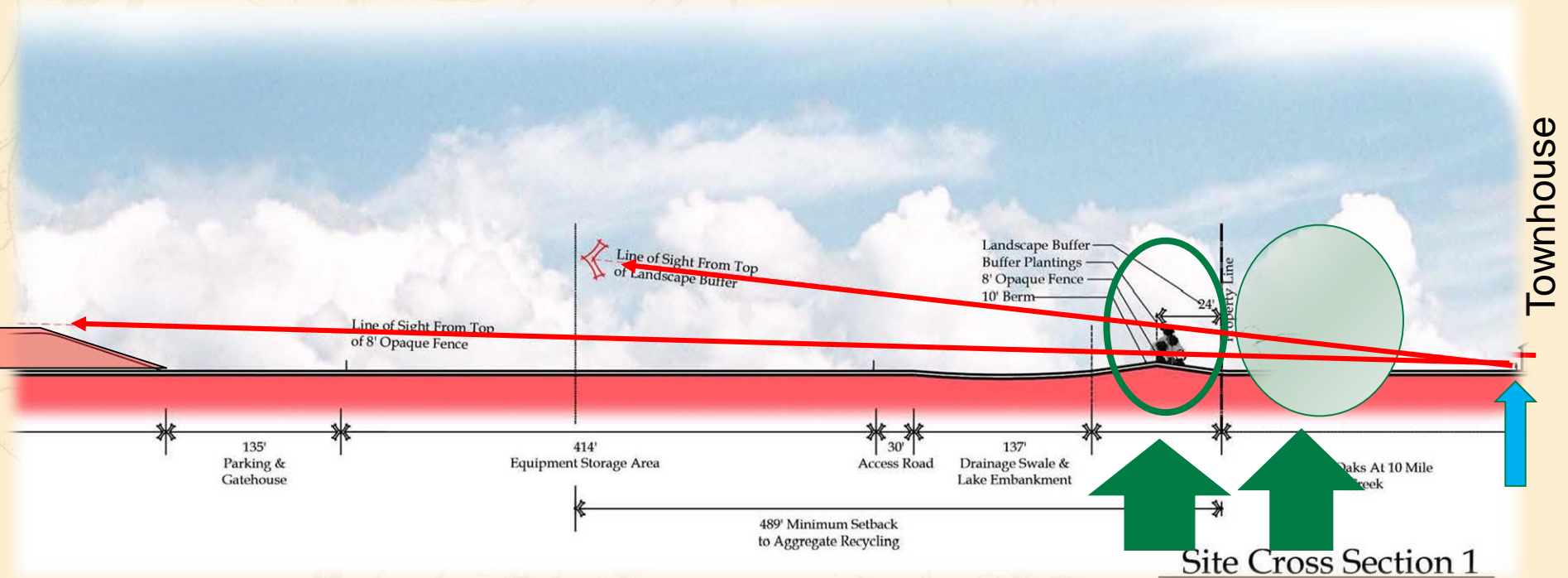


Section 1

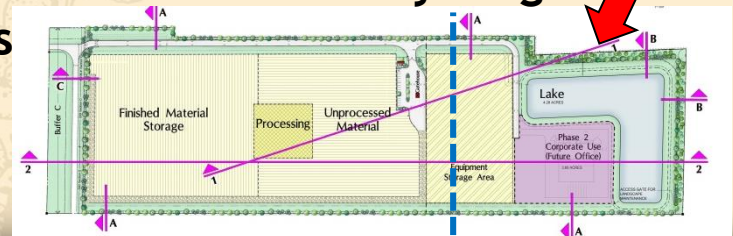
30

D.S.E. Holdings

# Visual Impact from Residential



**860' min. setback from Residential Units to Recycling Limits**

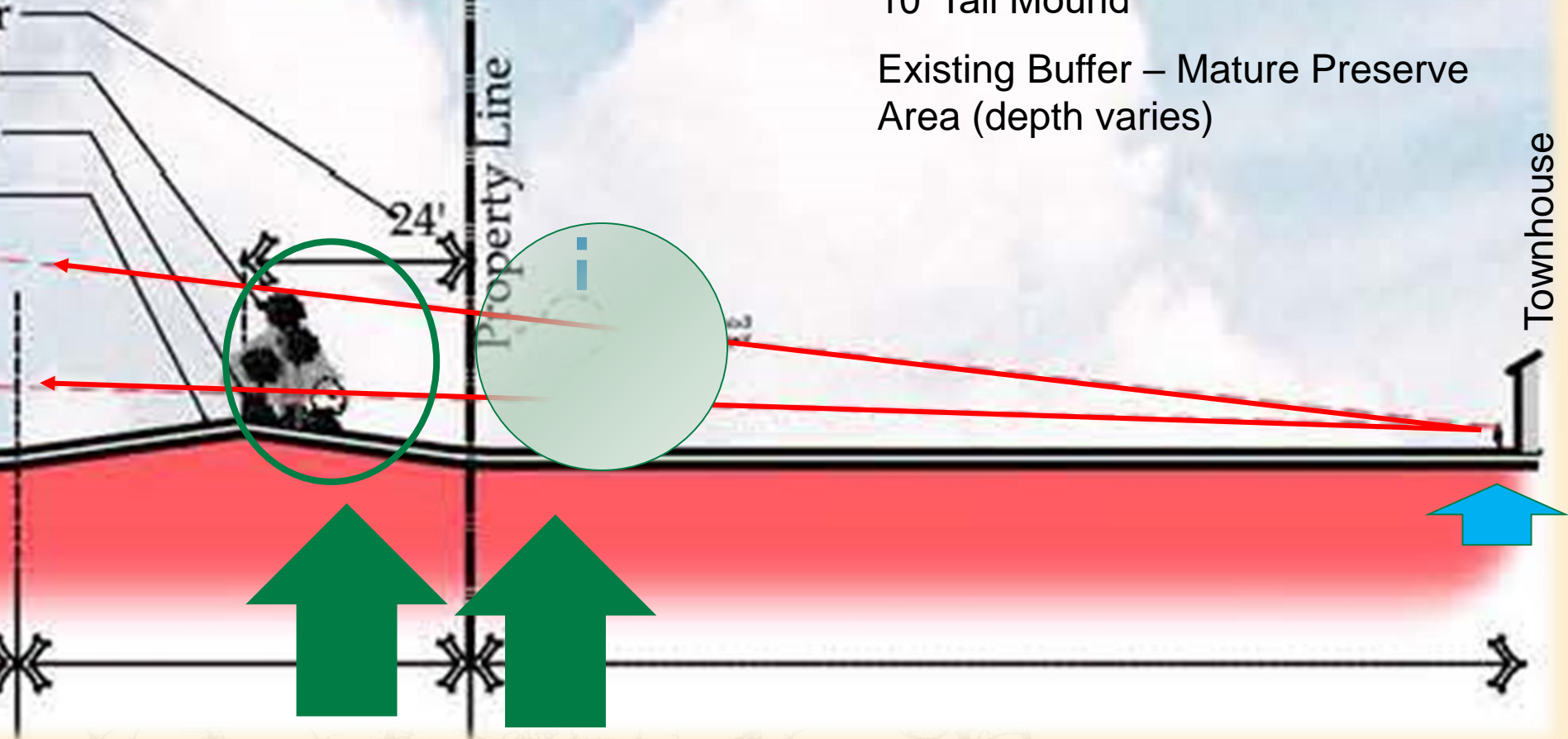


# Visual Impact from Residential

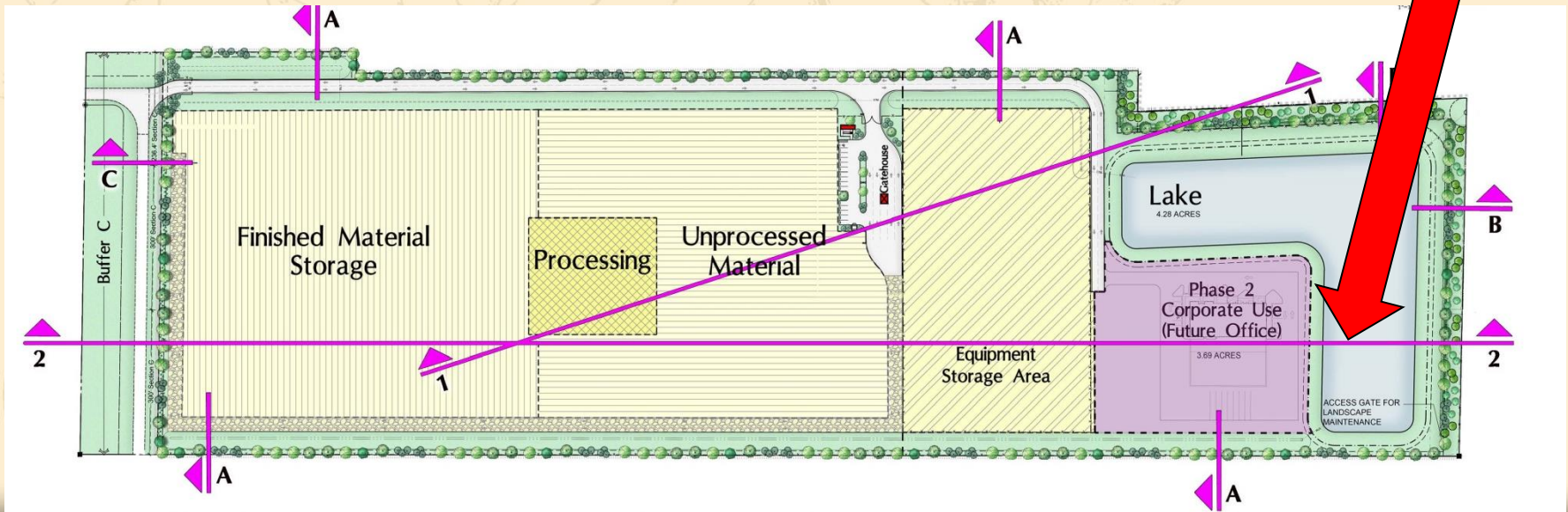
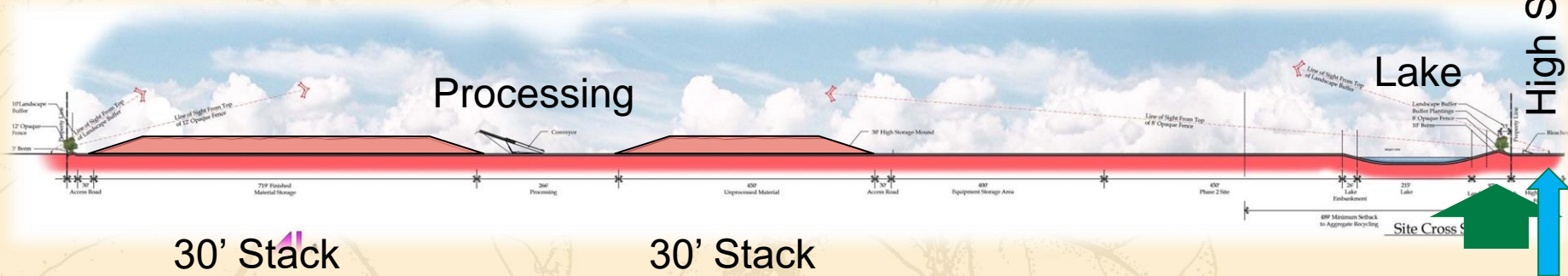
489' minimum setback from  
Property Line to Recycling Limits

Proposed Buffer – 33'-42' Depth on  
10' Tall Mound

Existing Buffer – Mature Preserve  
Area (depth varies)

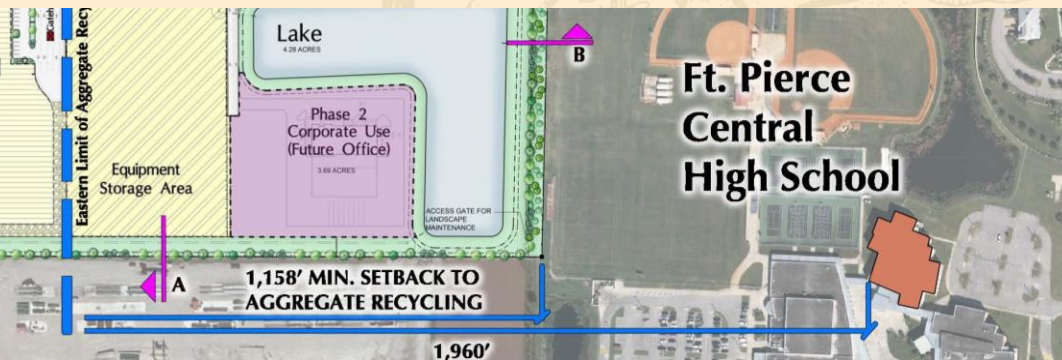
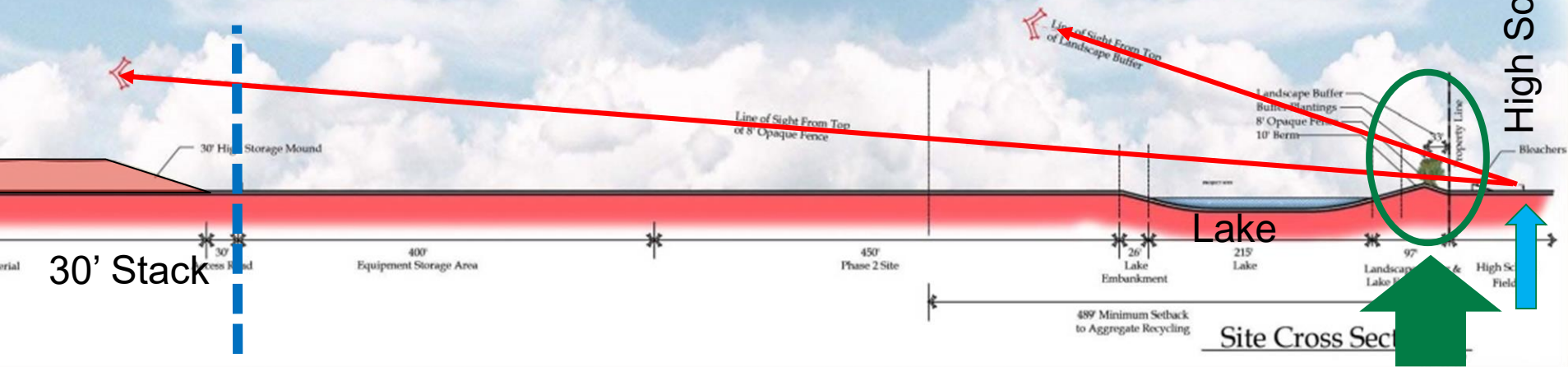


# Visual Impact from School

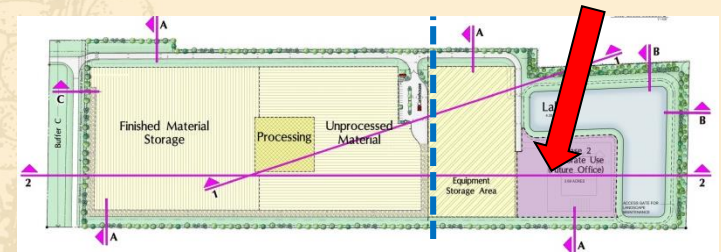


# Visual Impact from School

1,158' minimum setback from Property Line to Recycling Limits

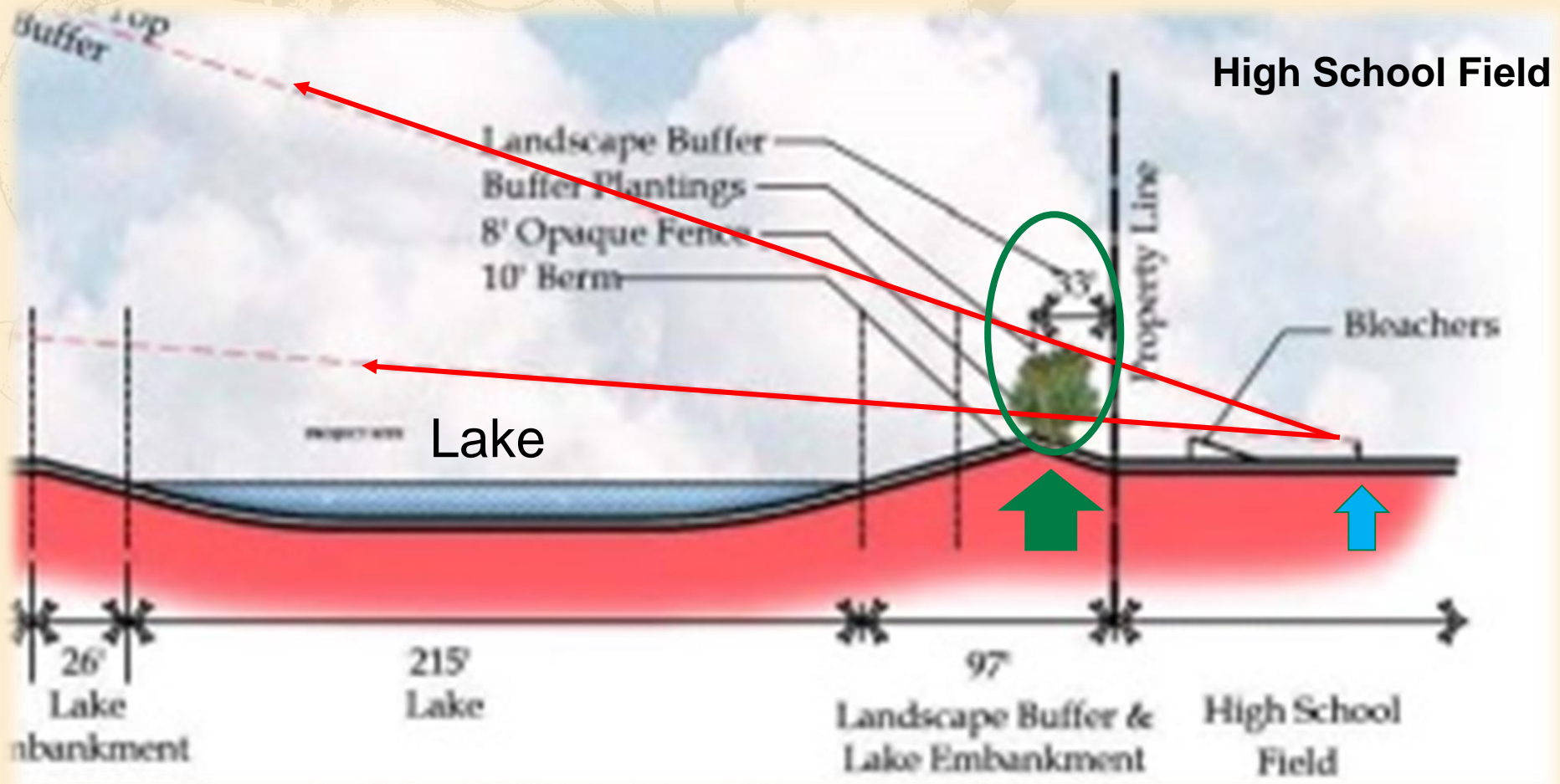


1,960' min. setback from Classroom Windows to Recycling Limits

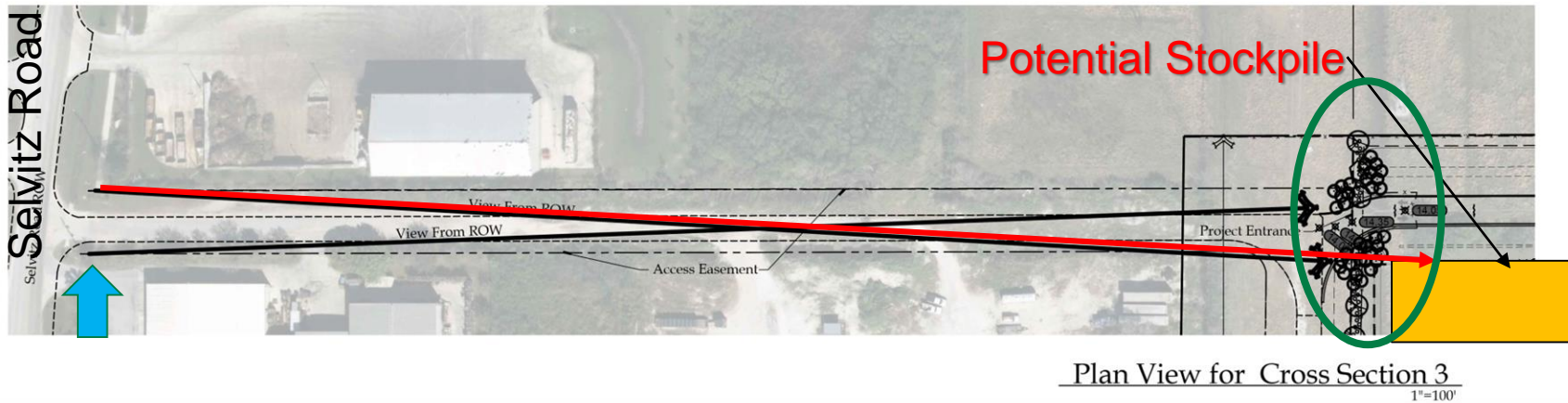
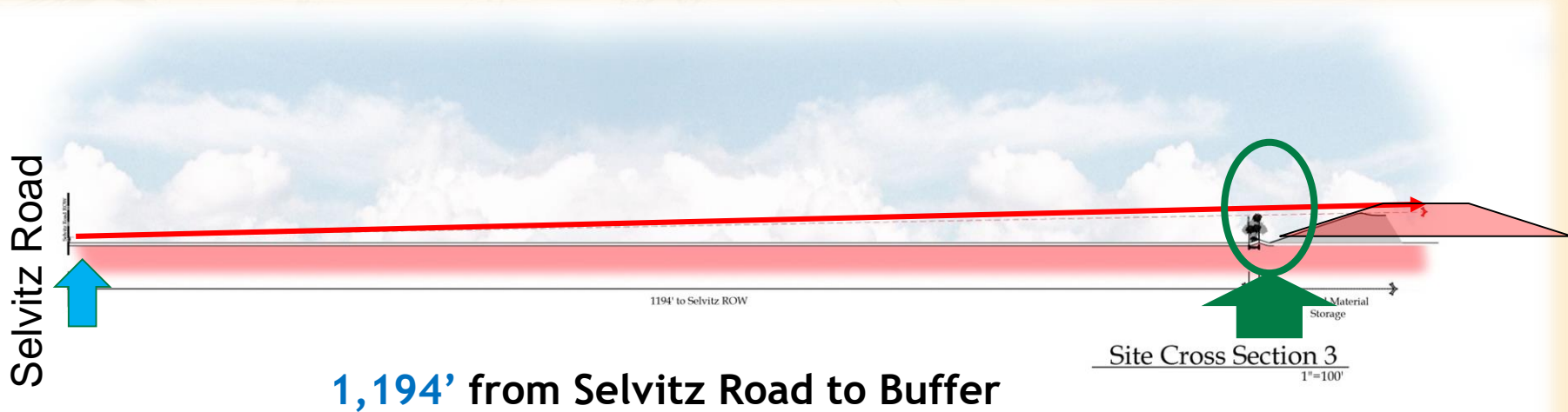


# Visual Impact from School

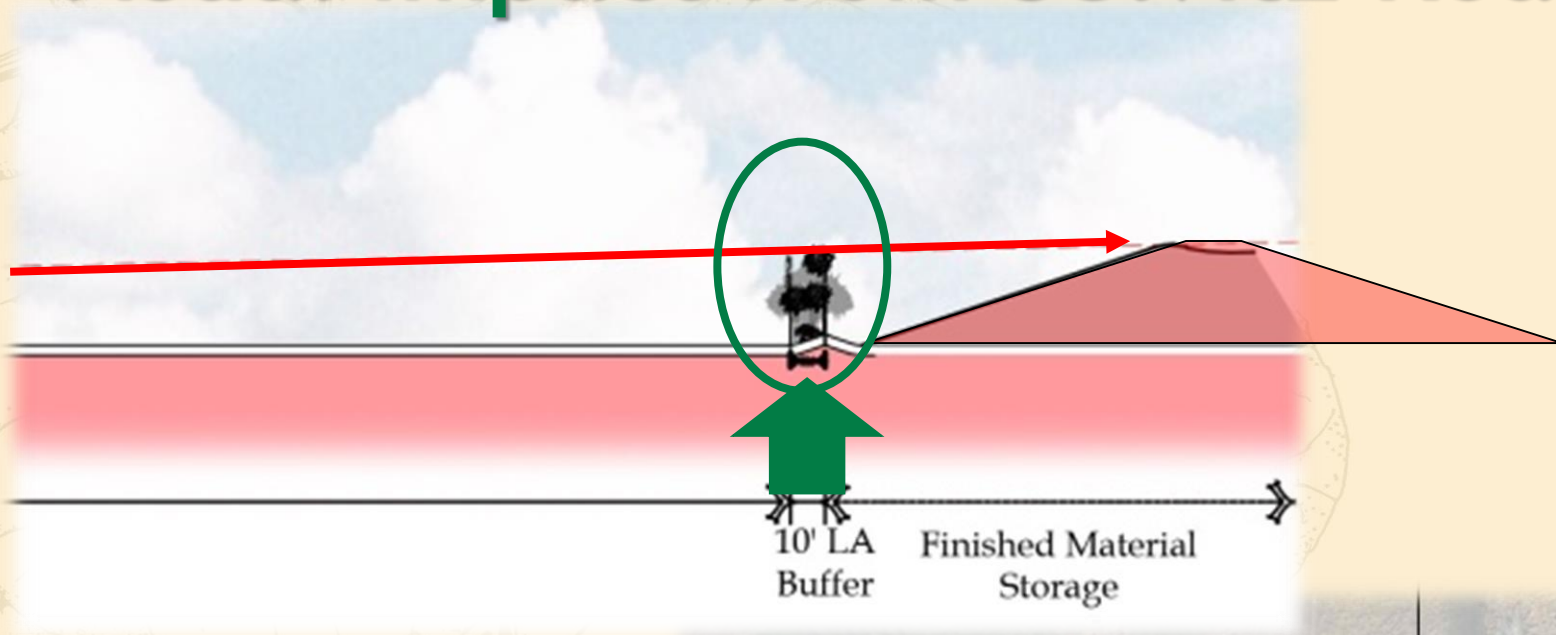
1,158' minimum setback from Property Line to Recycling Limits



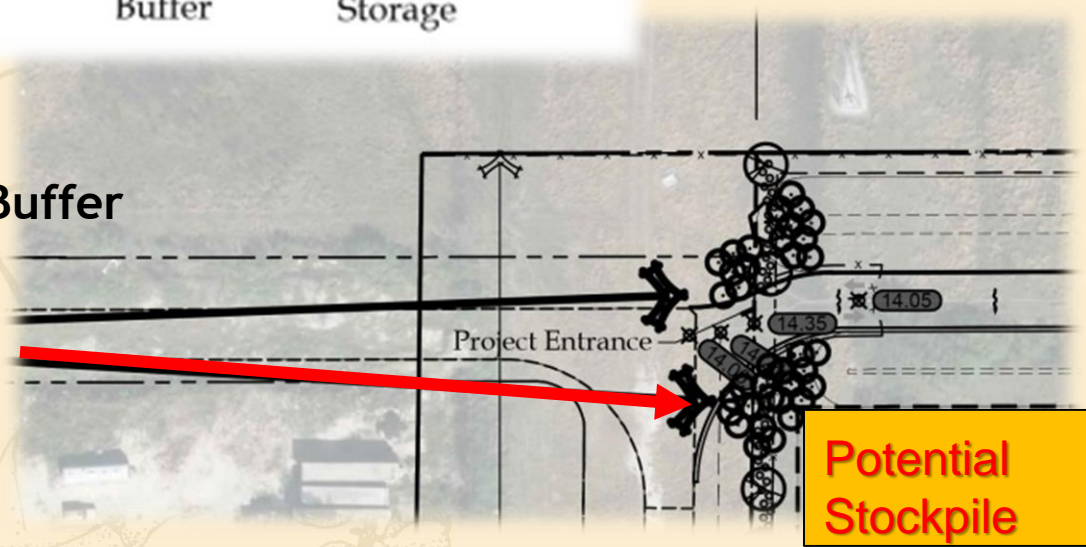
# Visual Impact from Selvitz Road



# Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



# Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
  - 10 foot tall Berm
  - 8 foot tall Screened Fence
  - 33 foot to 42 foot Landscape Buffer width
  - At maturity, 40-50 foot tall thick buffer

# Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

# Recycling

**FDEP targeted 75% recycling by 2020**

**2018 Tonnages in St Lucie County (including Ft. Pierce):**

- **Total waste stream – 2018** **534,059 tons**
- **Recycled percentage – 2018** **53%**
- **SHORTFALL for 2020 goal**  
**22% or**  
**117 tons**

# Recycling

FDEP targeted **75%** recycling by **2020**

## Projected Volumes at DSE Holdings:

- Initially – 30,000 tons
- At Capacity – +100,000 tons

DSE Holdings will help the County and the City with FDEP goal providing **100,000** of the **117,000** tons needed.

# Public Concerns

- Dust
  - Monitored through DEP Air Permit
- Water quality
  - Material being recycled is concrete – a product that carries drinking water.
- Noise
  - There is little to no noise from the processing other than the truck back-up
  - The stacked material actually buffers noises

# Conditions of Approval

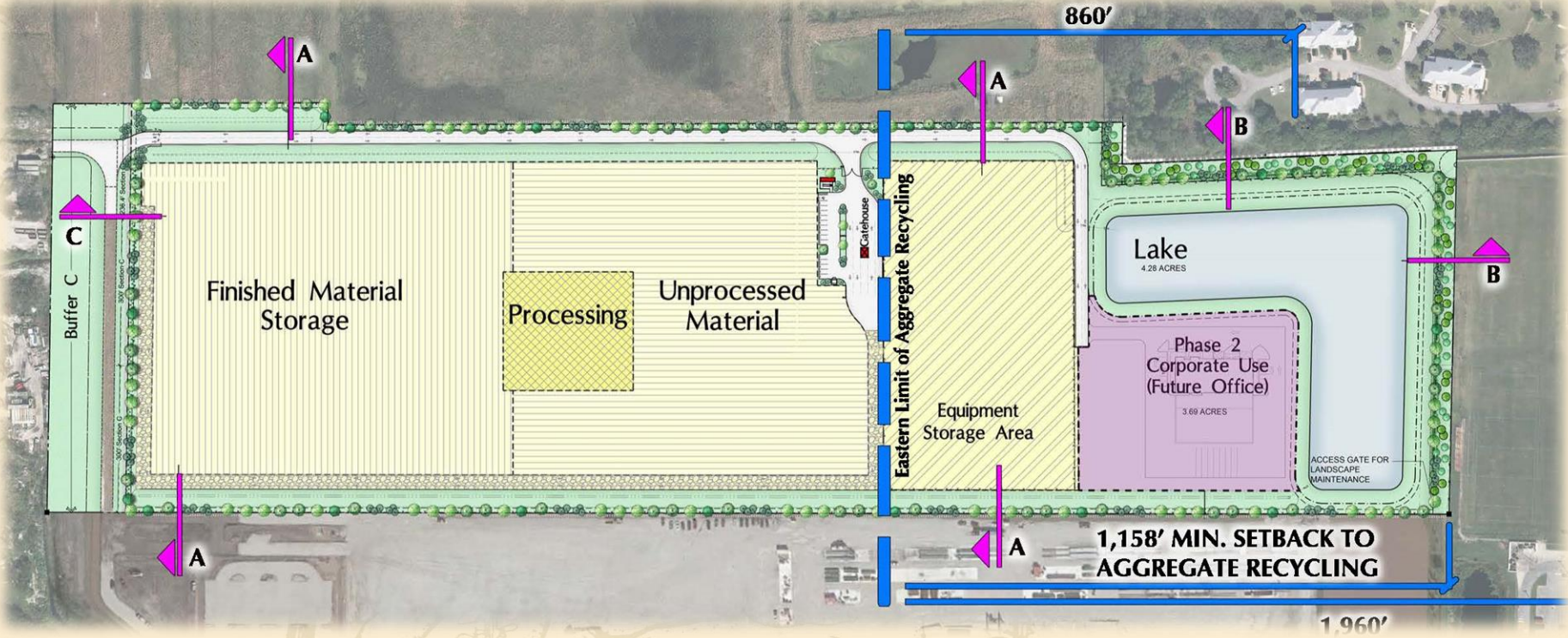
- Height of stacked material to 15' (code)
  - Request 30' as part of the PUD
    - obscured by buffers
    - Reduced useable space to accommodate upgraded buffers
    - Height of pile provides sound buffering
    - Email quote from Sanders at WPB site: *'Sound of the crushing operation is not overbearing. From 40' away you can have a normal conversation and hear the conversation.'*

# Conditions of Approval

- Height of stacked material to 15' (code)
  - Request 30' as part of the PUD

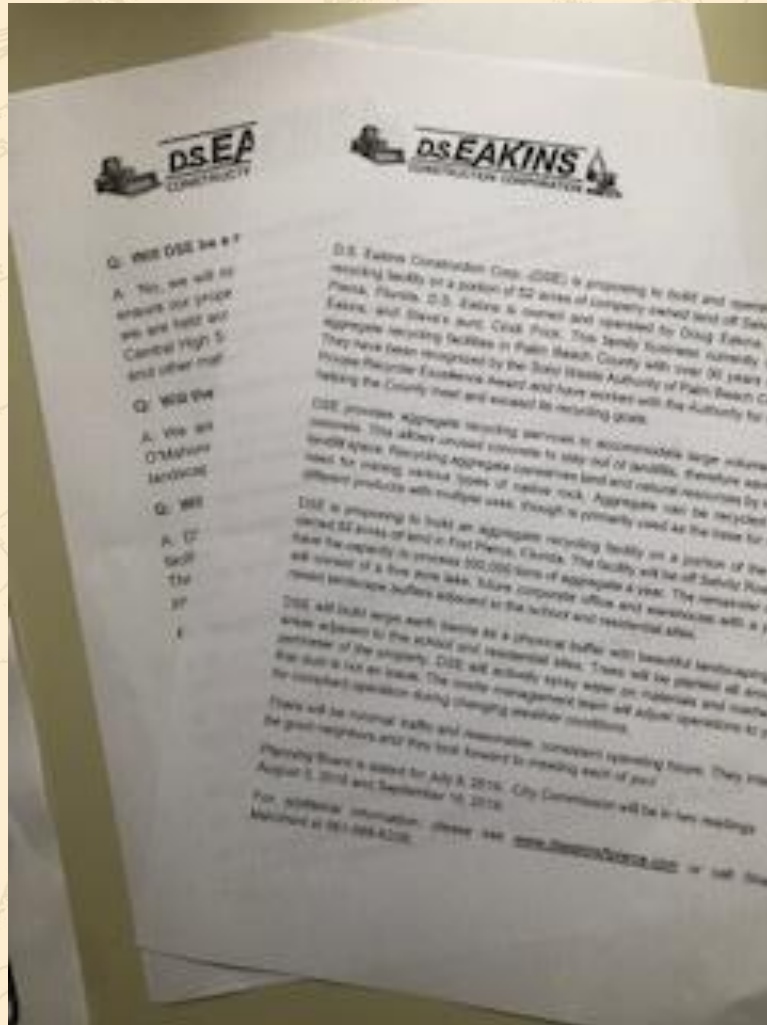
*(5) Commercial & industrial buffers.*

.....Outside storage of **cargo containers** shall be screened with site-obscuring fence or wall at least eight **(8) feet** in height **or** with a landscape strip at least ten **(10) feet** in width. The top of the highest stored or stacked cargo container may not exceed a height of thirty (30) feet



**THANK YOU!**

# Project Door Hanger



Commission with the following conditions.

1. The height of staked materials shall not exceed 15 feet pursuant to City Code 22-67(e)(5).
2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.
3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).
4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.
5. No melting or burning of any materials shall take place on site.
6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.
7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.
8. The recycling, processing operation and storage of finished and unprocessed materials shall be located at least 547 feet from the east property line and as shown on the Fort Pierce Industrial Aggregate Recycling Facility for D.S. Eakins Planned Development Site Plan dated 5-31.2019.
9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The Records will be that will be available to the City of Fort Pierce and the School Board of St. Lucie County.
10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permeant irrigation system. It shall be maintained to provide an effective noise, dust and visual barrier.
11. The work hour shall be 7 AM until 7 PM Monday thru Saturday.

CC: Comm. Dev.

B+Z

OMB

Finance

File

# RESOLUTION 04-013

FILE NO.: RZ-03-031 & PUD-03-020

## A. RESOLUTION GRANTING A CHANGE IN ZONING FOR CERTAIN PROPERTY IN ST. LUCIE COUNTY, FLORIDA AND FOR PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL FOR A PROJECT KNOWN AS SHADOW OAKS @ 10-MILE CREEK.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

### CHANGE IN ZONING

1. Robert Stiegele, Centerline Homes, presented a petition for a Change in Zoning from RS-2 (Residential, Single-family - 2 du/acre) to PUD (Planned Unit Development) for certain property in St. Lucie County, Florida, the purpose of which is to receive Preliminary and Final Planned Unit Development approval for an 84-unit townhouse development.
2. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.
3. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.
4. The proposed zoning change is consistent with the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.

### SITE PLAN

5. Robert Stiegele, Centerline Homes, presented a petition for a Preliminary and Final Planned Unit Development Plan for an 84-unit townhouse project known as Shadow Oaks @ 10-Mile Creek.

JUANNE HULMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE NUMBER: 2361463 OR BOOK 1912 PAGE 2342  
RECORDED: 03/04/04 10:10

*Phillips W. Co. Atty*

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6. On December 2, 2003, this Board approved Resolution 03-242 granting approval for a Shoreline Variance to allow development within the required 300-foot shoreline setback zone.
7. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within 500 feet of the property boundaries.
8. The petitioner, Robert Stiegele, Centerline Homes, is now seeking Preliminary and Final Planned Unit Development for an 84-unit townhouse project known as **Shadow Oaks @ 10-Mile Creek**.
9. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, for Preliminary and Final Planned Unit Development approval for **Shadow Oaks @ 10-Mile Creek** after publishing a notice of such hearing in the Tribune and notifying by mail all property owners within 500 feet of the subject property.
10. The Development Review Committee has reviewed the Preliminary and Final Planned Unit Development site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part E of this Resolution.
11. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.
12. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety and general welfare.
13. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.
14. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.
15. The proposed project will be served by adequate public facilities and services.
16. The applicant has demonstrated that water supply; evacuation facilities and emergency access are satisfactory to provide adequate fire protection.
17. A Certificate of Capacity, a copy of which is attached to this Resolution, was granted by the Community Development Director on February 17, 2004.

1 NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie  
2 County, Florida:  
3  
4

5 **CHANGE IN ZONING**  
6

7  
8 A. The property on which the change in zoning from RS-2 (Residential, Single-  
9 family – 2 du/acre) to PUD (Planned Unit Development – Shadow Oaks) is being  
10 granted is described as follows:

11 A PARCEL OF LAND LYING IN PART OF SECTION 29 AND 32, TOWNSHIP 35 SOUTH,  
12 RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY  
13 DESCRIBED AS FOLLOWS:  
14

15 FROM THE NORTHEAST CORNER OF SAID SECTION 32, RUN SOUTH 02°46'06" WEST  
16 ALONG THE SECTION LINE, 1458.58 FEET; THENCE RUN NORTH 87°13'54" WEST 25 FEET  
17 TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD FOR THE POINT OF BEGINNING;  
18 THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, (SAID  
19 CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES AND A RADIUS OF 266.55 FEET) A  
20 DISTANCE OF 418.70 FEET; THENCE RUN NORTH 02°46'06" EAST, 175.96 FEET; THENCE  
21 RUN NORTH 77°17'28" WEST, 537.78 FEET; THENCE RUN SOUTH 87°54'16" WEST, 1225.8  
22 FEET; THENCE RUN NORTH 00°55'06" EAST, 1188 FEET TO THE TOP OF THE SOUTH  
23 BANK OF CANAL NO. 71; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF THE BANK  
24 2457 FEET TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD. THENCE RUN SOUTH  
25 02°46'06" WEST ALONG SAID RIGHT OF WAY LINE 584 FEET TO THE POINT OF  
26 BEGINNING.  
27

28 LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF CONVEYED TO ST.  
29 LUCIE COUNTY, FLORIDA BY DEEDS RECORDED IN OFFICAL RECORDS BOOK 734, PAGE  
30 2463 AND OFFICIAL RECORDS BOOK 735, PAGE 1629 OF THE PUBLIC RECORDS OF ST.  
31 LUCIE COUNTY, FLORIDA.  
32

33 PARCEL 21  
34

35 A STRIP OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32. TOWNSHIP 35 SOUTH,  
36 RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY  
37 DESCRIBED AS FOLLOWS:  
38

39 COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼; THENCE NORTH  
40 89°55'42" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, A DISTANCE OF 25.02  
41 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT OF WAY LINE  
42 OF SOUTH 25TH STREET; THENCE NORTH 02°31'39" EAST, PARALLEL WITH THE EAST  
43 LINE OF SAID SECTION 32 AS SET FORTH BY STATE ROAD DEPARTMENT RIGHT OF WAY  
44 MAP, SECTION 94504-2605, A DISTANCE OF 1442.23 FEET TO THE POINT OF BEGINNING.  
45 THENCE CONTINUE NORTH 02°31'39" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF  
46 SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 32 AS SET  
47 FORTH BY S.R.D., A DISTANCE OF 584.00 FEET TO THE TOP OF BANK OF TEN MILE  
48 CREEK; THENCE NORTH 46°28'21" WEST, ALONG SAID TOP OF BANK, A DISTANCE OF  
49 26.50 FEET TO A POINT ON A LINE 45.00 FEET WEST OF AND PARALLEL WITH SAID EAST  
50 LINE OF SECTION 32 AS SET FORTH BY S.R.D.; THENCE SOUTH 02°31'39" WEST, ALONG  
51 SAID LINE 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS  
52 SET FORTH BY S.R.D., A DISTANCE OF 600.63 FEET TO THE INTERSECTION OF SAID LINE  
53 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS SET  
54 FORTH BY S.R.D. AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF  
55 266.55 FEET, A CHORD DISTANCE OF 20.01 FEET AND A CHORD BEARING OF SOUTH  
56 85°19'15" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

DR BOOK 1912 PAGE 2344

1 ANGLE OF 04°18'11" SOUTHEASTERLY A DISTANCE OF 20.02 FEET TO THE POINT OF  
2 BEGINNING.

3 SAID LAND CONTAINS 42.07 ACRES MORE OR LESS.

4 Tax ID#: 2429-431-0060-000/5)

5 Location: West side of South 25<sup>th</sup> Street, directly across from Sweetwater Drive (southwest  
6 corner of 25<sup>th</sup> Street and the Ten Mile Creek)

7 Is hereby approved.

- 8  
9  
10  
11  
12  
13 B. A copy of this Resolution shall be attached to the site plan drawings described in Part  
14 C, which plan shall be placed on file with the St. Lucie County Community  
15 Development Director.

16  
17  
18 SITE PLAN

- 19  
20  
21 C. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code, the  
22 Preliminary and Final Site Plan for the project to be known as Shadow Oaks @ 10-  
23 Mile Creek, be, and the same is hereby, approved as shown on the site plan drawings  
24 for the project prepared by Julian Bryan & Associates on June 25, 2003, last revised  
25 on November 20, 2003, and date stamped received by the St. Lucie County  
26 Community Development Director on November 25, 2003, subject to the following  
27 conditions:

- 28  
29  
30 1. No other restricted use or encroachment into the 300-foot shoreline  
31 setback may be permitted, except as depicted on the site plan and  
32 approved under Resolution 03-1841, shoreline variance application, unless  
33 varied in accord with the applicable standards of the County's Land  
34 Development Code.
- 35 2. As part of the submission of any construction plans for any activity in the  
36 area of authorized encroachment, full and complete mitigation/restoration  
37 plans shall be required demonstrating compliance with all applicable  
38 County and State standards for the areas impacted by development  
39 activities.
- 40 3. Prior to issuance of the first building permit, the developer's shall dedicate  
41 to the county a minimum 50-foot strip of land along 10-Mile Creek the entire  
42 length of the northern property line, in a manner acceptable by the St.  
43 Lucie County.
- 44 4. Prior to issuance of a building permit for the first residential unit, the  
45 developer's, their successors and assigns, shall provide for the  
46 creation/establishment of a Conservation Easement over all areas of  
47 protected upland/wetland preservation areas as shown on the project site  
48 plan. This conservation easement shall be in favor of St. Lucie County. No  
49 alterations of land within these areas so designated may take place without  
50 the prior consent of the County and determination by the County that the  
51 proposed activity is not in violation of any provision of the County's  
52  
53

1 Comprehensive Plan or development standard of the County's Land  
2 Development Code.

- 3  
4 5. Prior to issuance of the first building permit for this site plan, the applicant  
5 shall be required to submit to the County a final tree mitigation plan that  
6 indicates the location of all trees preserved and relocated and details the  
7 number of inches of trees removed. If the mitigation credit does not  
8 exceed the tree mitigation criteria, the applicant will be required to provide  
9 a means for satisfying the remainder of the tree mitigation criteria.  
10  
11 6. Prior to the issuance of the first building permit for this site plan, the  
12 developers, their successors and assigns, shall provide St. Lucie County  
13 with a management plan for all areas of protected upland/wetland  
14 preservation areas as shown on the project site plan that are to be covered  
15 through the creation/establishment of a Conservation Easement over all  
16 areas.  
17  
18 7. The applicant shall be required to submit to St. Lucie County an annual  
19 monitoring report demonstrating compliance with the above conditions.  
20 The requirement for this report shall begin on the anniversary date of  
21 commencement of construction and shall continue on that date until two  
22 (2) years after the completion of the development.  
23  
24 8. Prior to the issuance of any Land Clearing Permits for the Shadow Oaks @  
25 10-Mile Creek Site, the developers shall clearly delineate all areas to be  
26 preserved and/or protected. Delineation shall be by either the placing of  
27 silt fencing, safety fencing or similar type of materials. Flagging shall not  
28 be used except to guide the installation of the fencing materials. All land  
29 clearing activities shall be in accordance to the specific  
30 conditions/standards outlined in the Land Clearing Permit.  
31  
32 9. Right and left turn lanes along South 25<sup>th</sup> Street shall be constructed at the  
33 primary project access driveways. All construction shall be in manner and  
34 form acceptable to the Florida department of Transportation and St. Lucie  
35 County. These turn lanes shall be constructed as part of the primary  
36 driveway connection onto South 25<sup>th</sup> Street. At the option of the County,  
37 these specific improvements may be waived and the developer's only  
38 responsibility is to pay funds equating to the cost to provide these  
39 improvements if it is determined that it is more effective to have them  
40 constructed as part of the planned widening of South 25<sup>th</sup> Street.  
41  
42 10. The developer shall as part of the construction of this development provide  
43 for the construction of a weather shelter, or other similar structure at the  
44 main project entrance with South 25<sup>th</sup> Street for the purpose of providing  
45 for a central pick-up and drop off location for any school bus  
46 stops/demand response transit or other like transit activity that may be  
47 caused by the development of this property.  
48  
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50 D. The property on which this site plan approval is being granted is described in  
51 Part A.  
52  
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- 1 E. The approvals and authorizations granted by this Resolution for the purpose of  
 2 obtaining building permits on this property, shall expire on February 17, 2006,  
 3 unless the developer has obtained a building permit approval for the site plan  
 4 described in Part C or an extension has been granted in accordance with Section  
 5 11.06.06(B)(3), St. Lucie County Land Development Code.  
 6  
 7  
 8 F. The Final Planned Unit Development Site Plan/General Site Plan approval  
 9 granted under this Resolution is specifically conditioned to the requirement that  
 10 the petitioner, Robert Stiegele, Centerline Homes, including any successors in  
 11 interest, shall obtain all necessary development permits and construction  
 12 authorizations from the appropriate State and Federal regulatory authorities,  
 13 including but not limited to; the United States Army Corp of Engineers, the  
 14 Florida Department of Environmental Protection, and the South Florida Water  
 15 Management District, prior to the issuance of any local building permits of  
 16 authorizations to commence development activities on the property described in  
 17 Part A.  
 18  
 19  
 20 G. The conditions set forth in Part C are an integral nonseverable part of the site  
 21 plan approval granted by this Resolution. If any condition set forth in Section C is  
 22 determined to be invalid or unenforceable for any reason and the developer  
 23 declines to comply voluntarily with that condition, the site plan approval granted  
 24 by this resolution shall become null and void.  
 25  
 26  
 27 H. A copy of this Resolution shall be attached to the site plan drawings described in  
 28 Part C, which plan shall be placed on file with the St. Lucie County Community  
 29 Development Director.  
 30  
 31

32 After motion and second, the vote on this resolution was as follows:

35	Chairman Paula Lewis	AYE
36		
37	Vice-Chairman John Bruhn	AYE
38		
39	Commissioner Cliff Barnes	AYE
40		
41	Commissioner Frannie Hutchinson	AYE
42		
43	Commissioner Doug Coward	AYE
44		

45  
 46 **PASSED AND DULY ADOPTED** this 17<sup>TH</sup> day of February 2004.  
 47  
 48  
 49

OR BOOK 1912 PAGE 2347

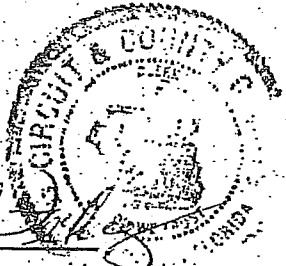
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BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA

BY Paula A. Lewis  
Chairman

ATTEST

M. [Signature]  
Deputy Clerk



APPROVED AS TO FORM  
AND CORRECTNESS

[Signature]  
County Attorney

DR BOOK 1912 PAGE 2348

Cs  
H:\projects\Shadow Oaks\BCC\Agenda\Resolution04013.doc

**St Lucie County  
Certificate of Capacity**

Date 2/24/2004

Certificate No. 1481

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development Preliminary and Final PUD

Number of units 84

Number of square feet

2. Property legal description & Tax ID no.

2429-431-0060-000/5

SW Corner of S 25th St and 10-Mile Creek

Shadow Oaks @ 10-Mile Creek

3. Approval: Building

Resolution No. 04-013

Letter

4. Subject to the following conditions for concurrency:

Construction of an 84-unit townhouse community

Owner's name

Centerline Homes @ Ten Mile Creek, LLC

Address

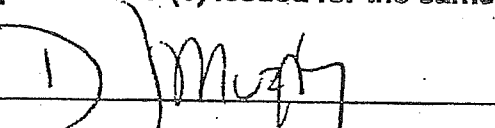
12534 Wiles Road

Coral Springs FL 33076

6. Certificate Expiration Date 2/17/2006

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed



Date: 2/24/2004

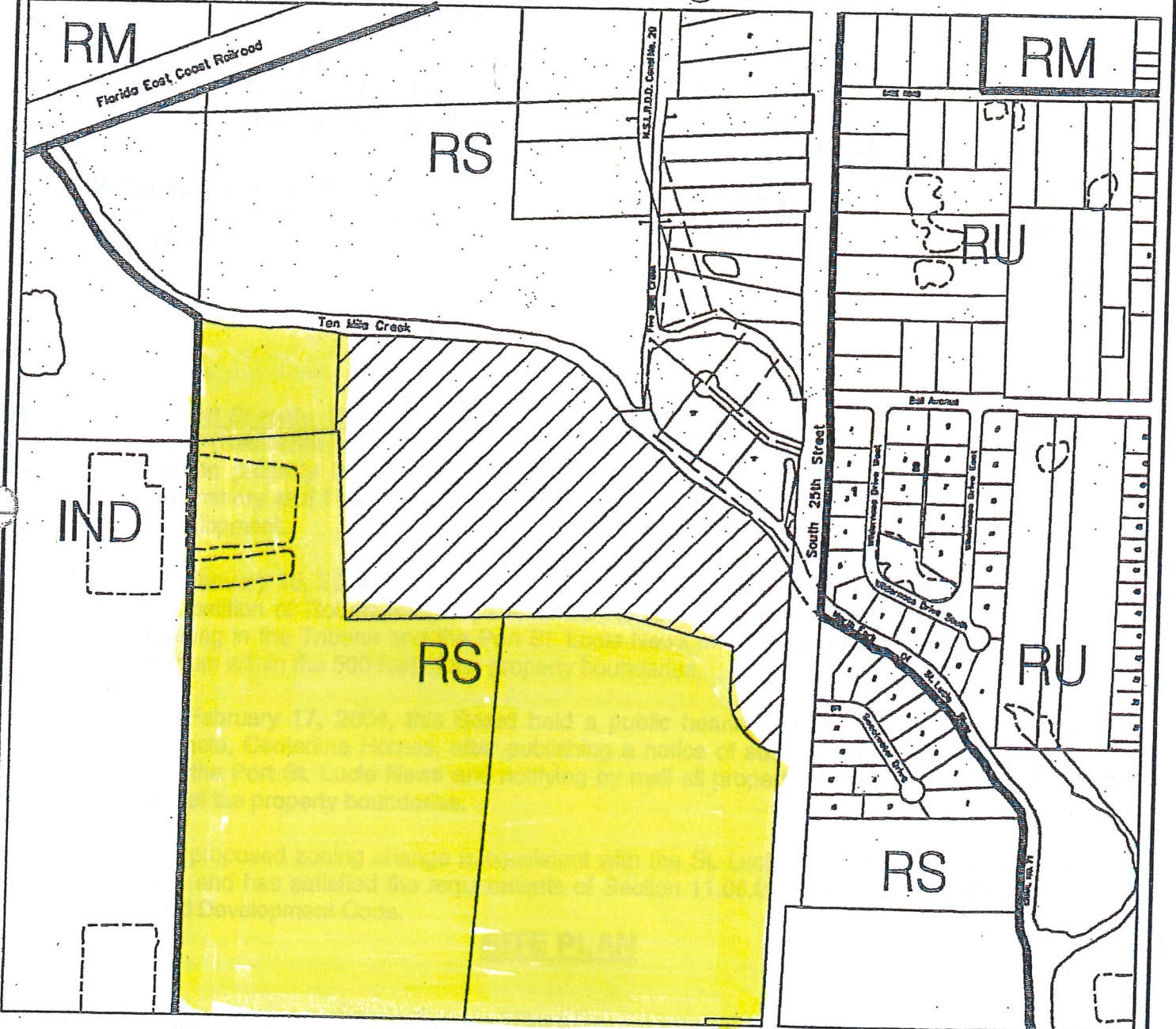
Community Development Director  
St Lucie County, Florida

DR BOOK 1912 PAGE 2349



# Robert Stiegele

Land Use



## RZ 03-031 & PUD 03-020



This pattern indicates subject parcel

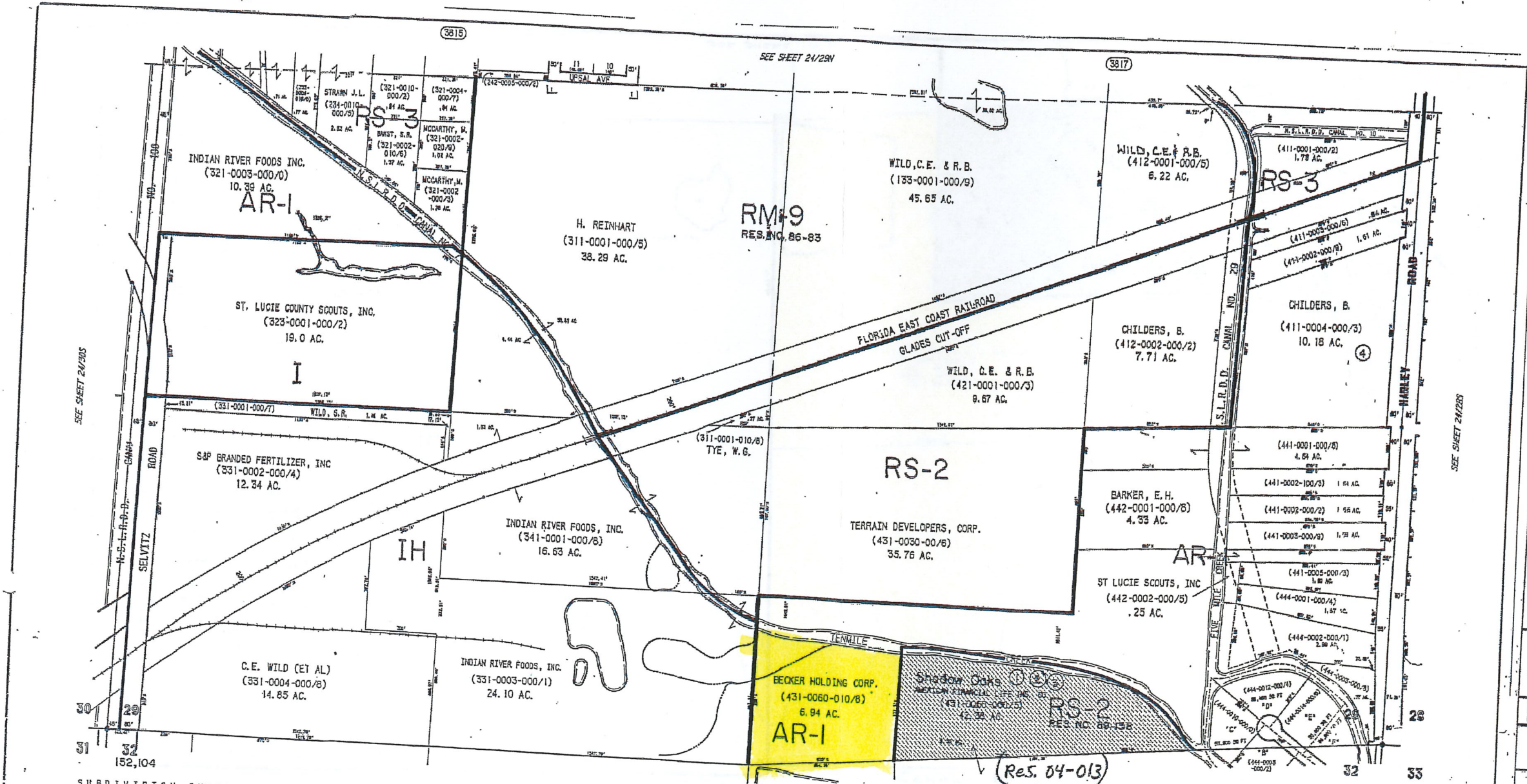


Map prepared December 29, 2003

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.



REV. NO.	RES. NO.	CLASSIFICATION CHANGE	EXPIRES
1	95-099	MAJOR SITE PLAN APPROVAL	SP-94-038 SLR-95-001
2	97-026	S.P. EXTENSION	EXPIRES 4/18/98
3	98-020	S.P. EXTENSION	EXPIRES 4/18/98
4	01-002	MINOR SITE PLAN APPROVAL	EXP. 2/9/03 CHILDERS' SUBDIVISION



THIS IS TO CERTIFY that this is page no. 299 of the OFFICIAL ZONING ATLAS referred to in Section 106.01, of the St. Lucie County Land Development Code, amended this 11th day of April, 1991.

*Walter L. Fenn*  
 CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 ST. LUCIE COUNTY, FLORIDA

ATTEST:  
*Paul J. [Signature]*  
 CLERK  
 BOARD OF COUNTY COMMISSIONERS  
 ST. LUCIE COUNTY, FLORIDA

**OFFICIAL ZONING MAP**

**ST. LUCIE COUNTY FLORIDA**

SUBDIVISION INDEX

NO.	SUBDIVISION NAME	T.O.	PB / ORB	PG.
1	HATCHER, FLORENCE M.	2429-501	10	7

PREPARED FOR  
*Douglas M. Plitman*  
 DOUGLAS M. PLITMAN  
 ST. LUCIE COUNTY PROPERTY APPRAISER



**ST. LUCIE COUNTY**  
 ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE ST. LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT THE ACTUAL SURVEY. THE ST. LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR EXACTLY LOCATED BOUNDARIES CONTAINED THEREIN.

SECTION 5 1/2 OF 28  
 TOWNSHIP 35 S.  
 RANGE 40 E.

SHEET NUMBER  
**24**  
**299**



ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 1318 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370) (PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC) (OR 1814-1541) (PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL) (PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80 FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC) (OR 2015-988) (PROPERTY I.D. 2429-431-0060-000-5) - ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

Ordinance No. K-310  
Page Three

PARCEL 6 -29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4- LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2005 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

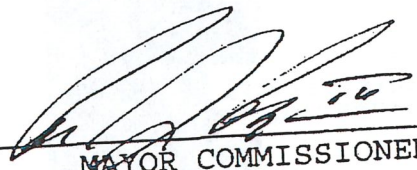
SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density

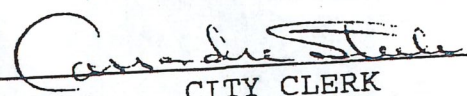
Ordinance No. K-310  
Page Four

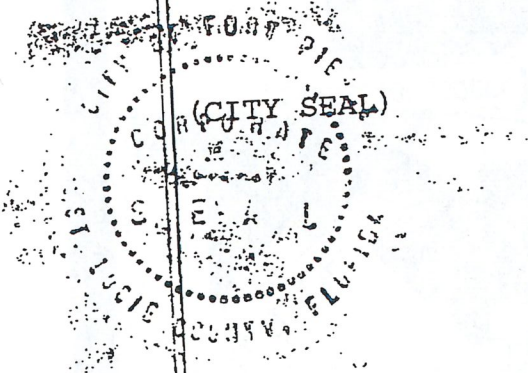
STATE OF FLORIDA) ss  
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 2004; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

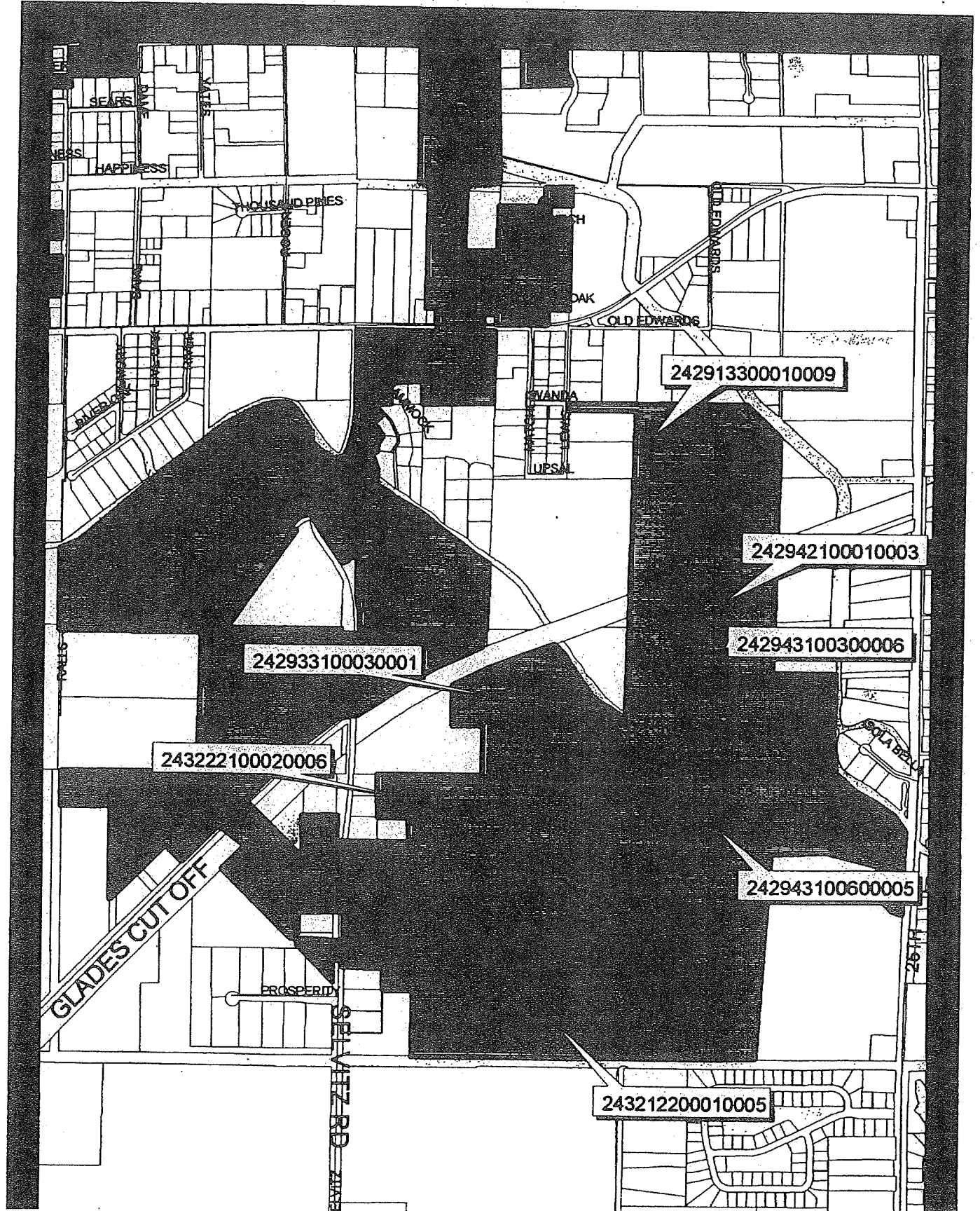
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.

  
MAYOR COMMISSIONER

  
CITY CLERK



ATTACHMENT TO ORDINANCE NO. K-310



# Memorandum

**TO:** City of Fort Pierce Planning Board  
**Thru:** Director of Planning  
**From:** City Planner *T.V.*  
**Subject:** Annexations  
**Date:** May 11, 2004

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As a result of the City's Annexation Study, the following property is identified as having a Fort Pierce Utilities Agreement and contiguous municipal boundaries of Fort Pierce. The following figures represent the value of the property.

<b>Land Value:</b>	\$1,101,900
<b>Assessed Value:</b>	\$1,101,900
<b>Exemption Value:</b>	\$0
<b>Taxable Value:</b>	\$1,101,900

**Location:** 32 36 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.56 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 682.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.99 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 06 E 53.50 FT TO NRAW LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E RAW LI OF SELVITZ RD, TH N 00 04 23 E ALG E RAW LI 75 FT, TH S 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NELY AND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 987.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC)

**Existing Zoning:** IH, Industrial Heavy, and AR-1, Agricultural-1 Unit  
**Future Land Use:** IND, Industrial, and RS, Residential Suburban  
**City Zoning:** I-1, Light Industrial  
**Future Land Use:** I, Industrial  
**Tax I.D.:** 2432-122-0001-000-5  
**Owner:** Cargill Juice N America INC.

**Recommendation:** Staff recommends **Approval** of the annexation of this property.

**PROPERTY RECORD CARD**

Cargill Juice N America Inc 323540THATPARTOFSECMPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 894.58 FT, TH S 01

**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 32 35S 40E  
 Map ID: 24/32N  
 Zoning:

Parcel ID: 2432-122-0001-000-5  
 Account #: 32986  
 Land Use: VCNT INDUS  
 City/County: ST. LUCIE COUNTY



**Ownership and Mailing**

Owner: Cargill Juice N America Inc  
 Address: Tax Dept #26 Box 9300  
 15407 McGinty Rd Wayzata MN 55931

**Legal Description**

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 894.58 FT, TH S 01  
**More...**

**Sales Information**

Date	Price	Code	Deed	Book/Page
9/30/2003	2932900	03	WD	1814 / 1541
10/18/1997	581200	01	WD	1104 / 2339
4/1/1986	406200	02	CV	0495 / 2537

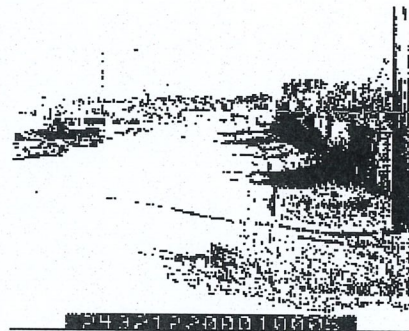
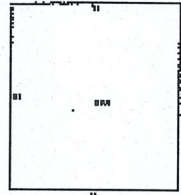
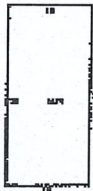
**Assessment**

2003 Val:	1101900
Assessed:	1101900
Ag.Credit:	0
Exempt:	0
Taxable:	1101900

**Tax and Land Building**

Land Value:	1092000	Acres:	177.14
Building Value:	9300		
Finished Area:	720 SqFt		

**BUILDING INFORMATION**



**Exterior Features**

View: -  
 ExtType: B24 - B24  
 Grade: 24 - 24  
 StoryHght: 0010 - 1 Story  
 RoofCover: SM - Sheet Metal  
 YearBlt: 1965  
 EffYrBlt: 1977  
 No Units:

RoofStruct: GA - Gable  
 Frame: -  
 PrimeWall: WN - Wood no Sh  
 SecWall: -

**Interior Features**

BedRooms: 0  
 FullBath: -  
 1/2Bath: -  
 %A/C: 0  
 Electric: MN - MINIMUM  
 HeatType: -  
 HeatFuel: -  
 %Heated: 0

PrntnlWall: -  
 Avgl HtFL: STD  
 Pns.Floors: -  
 %Sprinkled: 0

**Special Features and Yard Usage**

Type	YIS	Qty	Units	Qual.	Cond.	YrBt
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**Land Information**

No.	Land Use	Type	Measure	Depth
1	4000-VCNT INDUS	545 -Acres	83.8	
2	4000-VCNT INDUS	500 -Acres	2.3	
3	9900-UNCLSPD ACRG	590 -Acres	59.9	

**More...**

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

County

P - IH : Rear AR-1

F - IND : " " RS

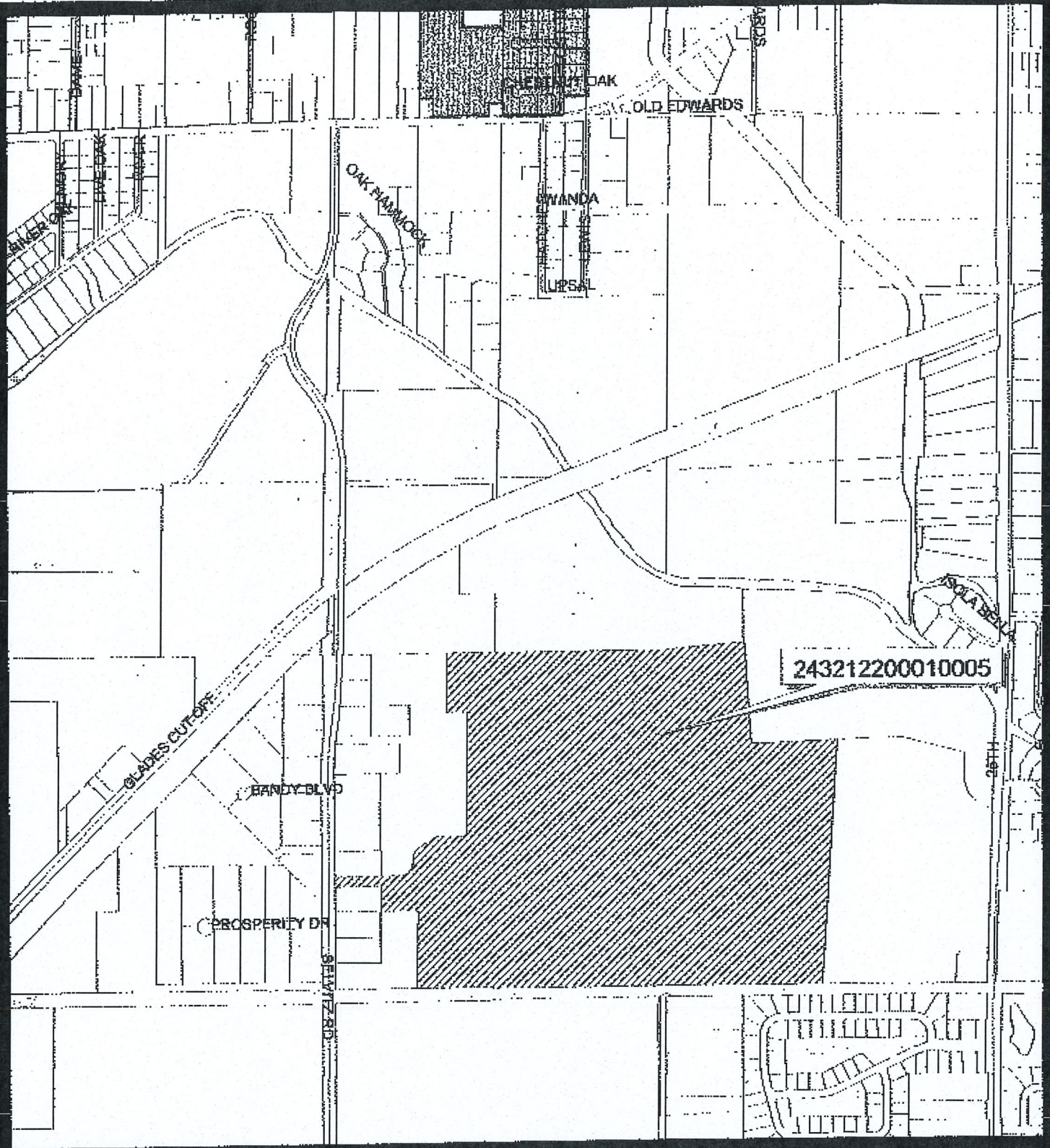
City

P - I - 1

F - IND.

## Full Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.58 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 082.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.89 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 08 E 53.50 FT TO N RAW LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 08 E 200 FT, TH N 89 58 19 W 374.97 FT TO E RAW LI OF SELVITZ RD, TH N 00 04 23 E ALG E RAW LI 75 FT, TH S 89 58 19 E 531.27 FT TO CURVE CONC NW, R OF 87.6 FT, TH ELY, NELY AND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 169.19 FT, TH N 87 48 02 E 118.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 808.68 FT TO POB (177.14 AC) (OR 1104-2333, 2339: 1114-361)



243212200010005

**ANNEXATION**

Present County Zoning - IH: REAR AR-1

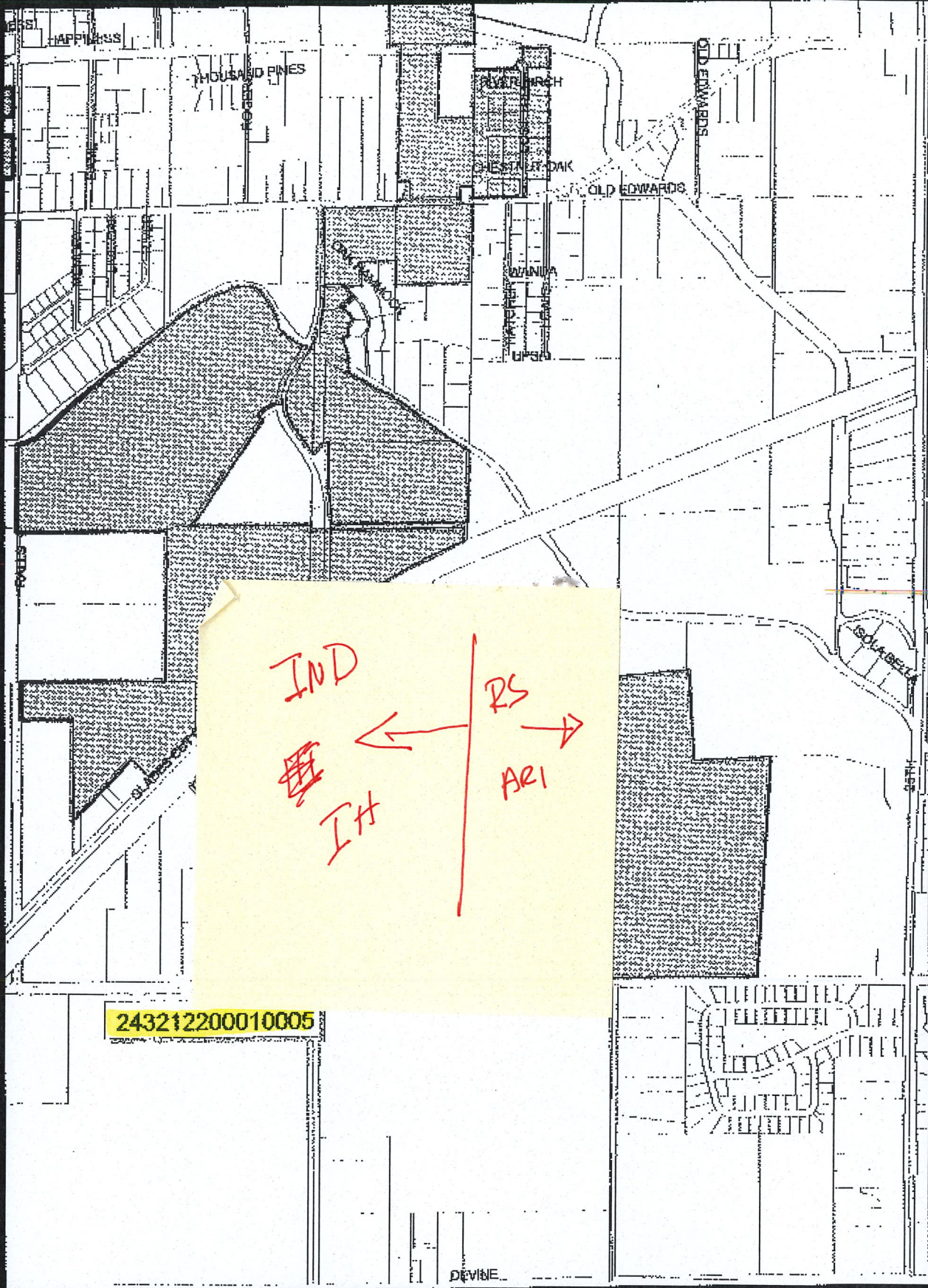
Proposed City Zoning - I-1

County Future Land Use - IND: REAR RS

Proposed City Future Land Use - IND

Location - TBD

DATE - 6/4/04



243212200010005

# REVISED CORPORATE LIMITS

ORDINANCE NO. L-226

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ORDINANCE NO. K-310**; CORRECTING SCRIVENERS ERROR IN THE ASSIGNMENT OF ZONING CLASSIFICATION TO PROPERTY ANNEXED BY SAID ORDINANCE SO AS TO PROPERLY ZONE THE PROPERTY TO WHICH SAID ORDINANCE APPLIES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on December 21, 2004, there was adopted Ordinance No. K-310 for the purpose of annexing certain property located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; and

**WHEREAS**, the zoning classification in said Ordinance No. K-310 through scrivener's error or oversight inadvertently assigned a City I-1, Light Industrial zoning classification to property assigned IH, Heavy Industrial zoning in the County; and

**WHEREAS**, the general policy of the City with regard to annexation is that property shall receive a zoning classification that is consistent with the County classification; and if the City Code does not provide such a classification, the County classification will remain until request is made by the property owner, or the City, for a zoning change to a City classification; and

**WHEREAS**, it is proper to amend Ordinance No. K-310 by setting out a corrected zoning assignment, as such action is consistent with City policy, deleting therefrom the assignment

**SECTION 1.** Section 4 of Ordinance No. K-310 is hereby amended, corrected, changed, and altered retroactive to December 21, 2004, so as to substitute, in place of the City I-1, Light Industrial zoning classification originally set forth regarding Parcels 1-3 in said ordinance, the following originally assigned zoning classification: **County IH, Heavy Industrial Zone.**

**SECTION 2.** The City Clerk shall cause notice of this amendatory ordinance to be published once each week for two consecutive weeks prior to final passage in the St. Lucie Tribune in Fort Pierce, Florida, and copies hereof shall be delivered to the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector.

**SECTION 3.** Except for this amendment changing and correcting the zoning classification set forth in Ordinance No. K-310, said Ordinance No. K-310 is reaffirmed and shall remain in effect in all other respects.

**SECTION 4.** City staff is hereby authorized and directed to make any and all necessary revisions or corrections to the City zoning map which may be necessary so as to reflect the amended zoning classification set forth in this ordinance.

**SECTION 5.** All Ordinances or parts thereof in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.


**SECTION 6.** This Ordinance is and the same shall become

Ordinance No. L-226  
Page 3

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

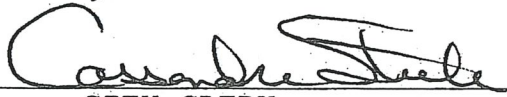
WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-226 was duly advertised by title only in the St. Lucie Tribune on October 20, 2011 and on October 27, 2011; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 7, 2011; and was duly introduced, read by title only, and passed on second and final reading on November 21, 2011, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of November, 2011.



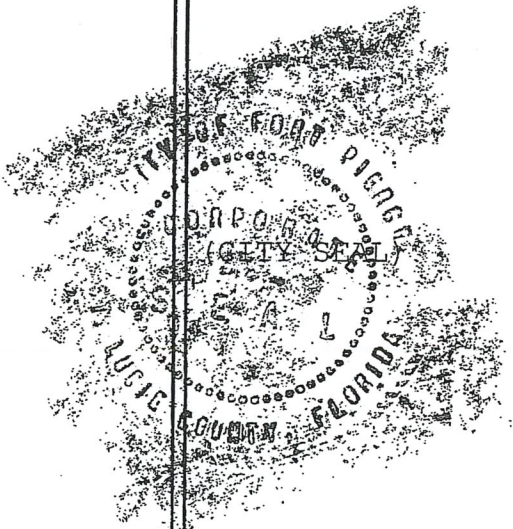
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MAYOR COMMISSIONER



---

CITY CLERK



OFFICE OF CITY CLERK  
CITY OF FT. PIERCE  
100 N. U.S. 1  
P.O. BOX 1480  
FT. PIERCE, FL 34984

ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06 E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 13 18 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370) (PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2527720 12/30/2004 at 08:56 AM  
OR BOOK 2125 PAGE 2184 - 2188 Doc Type: ORDINANCE  
RECORDING: \$44.00

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4 OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC) (OR 1814-1541) (PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL) (PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC) (OR 2015-988) (PROPERTY I.D. 2429-431-0060-000-5) - ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

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PARCEL 6 - 29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4- LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC) (OR 1207-2717, 2718) (PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2005 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

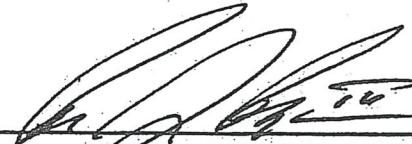
SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density Residential Land Use, and the Future Land Use Designation is RM, Medium Density Residential Land Use.

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Page Four

STATE OF FLORIDA) <sup>SS</sup>  
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 2004; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

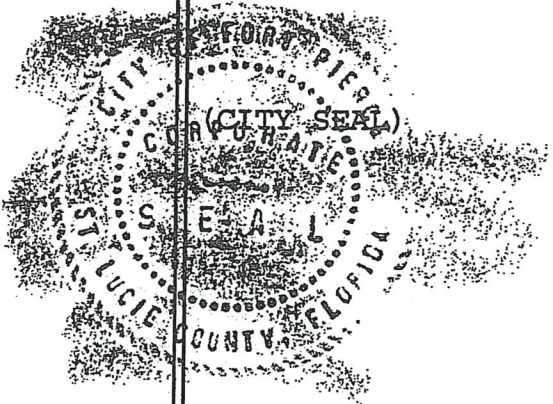
IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.



MAYOR COMMISSIONER



CITY CLERK

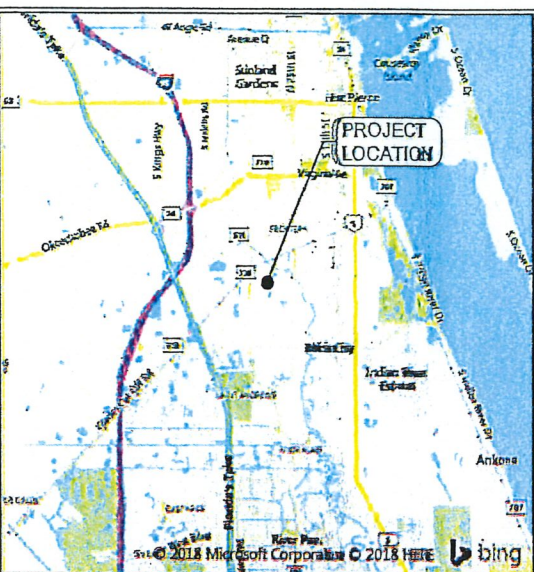




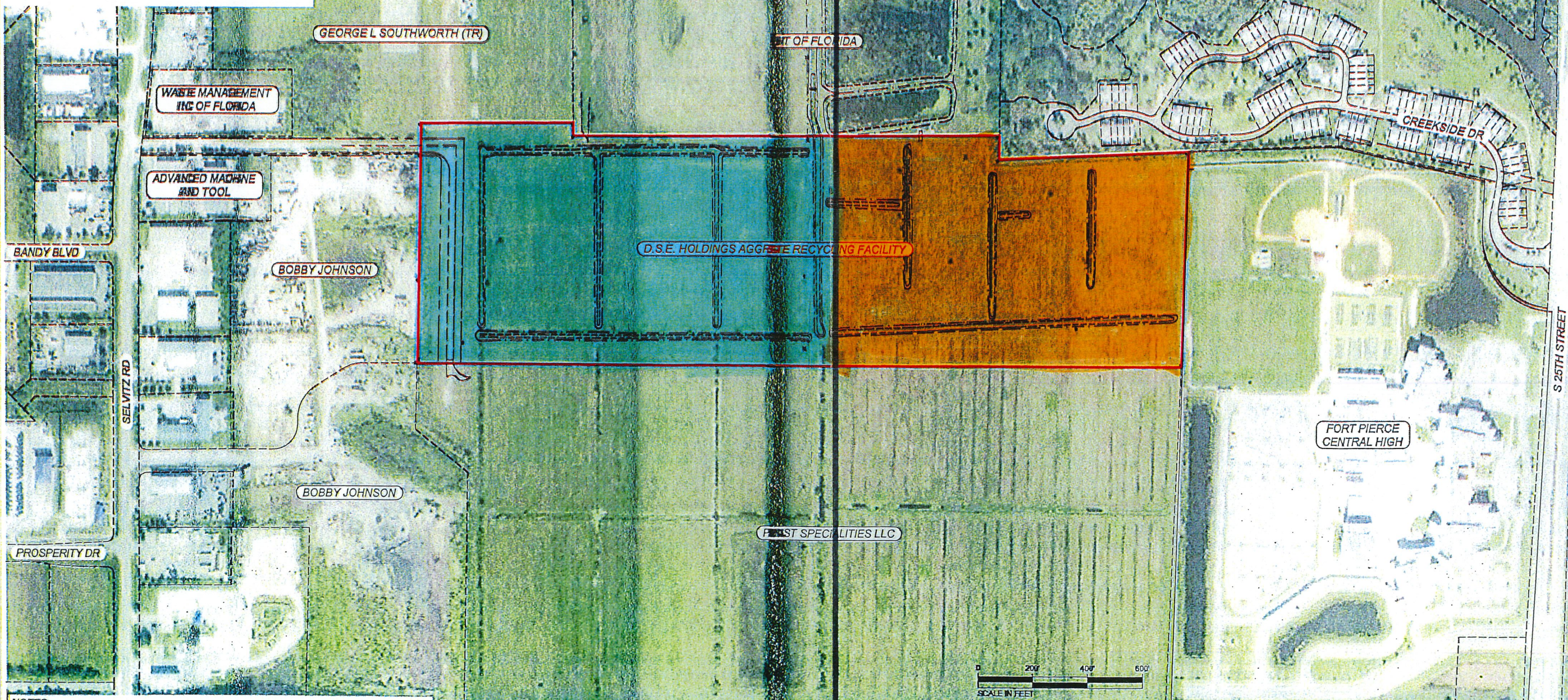
DATE: 8/18/2019 5:58:17 PM

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8/18/2019 5:58:17 PM



LOCATION MAP NOT TO SCALE



NOTES: 1) EXISTING PROPERTY BOUNDARIES SHOWN ARE BASED ON INFORMATION FROM THE COUNTY PROPERTY APPRAISERS OFFICE.



SEAL  
11/30/18  
FL P.E. No. 38799  
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200  
Palm Beach Gardens, Florida 33403  
Phone: (561) 630-6700  
Toll-Free: (877) 630-6777  
Fax: (561) 630-2770  
FL Certificate of Authorization: 6173  
NC Certificate of Authorization: C-2761



PROPOSED FACILITY FOR  
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY  
SELVITZ ROAD, FORT PIERCE  
ST. LUCIE COUNTY, FLORIDA

PROJ. NO.: 1808  
DRAWN BY: RC  
SHEET:

E1.1