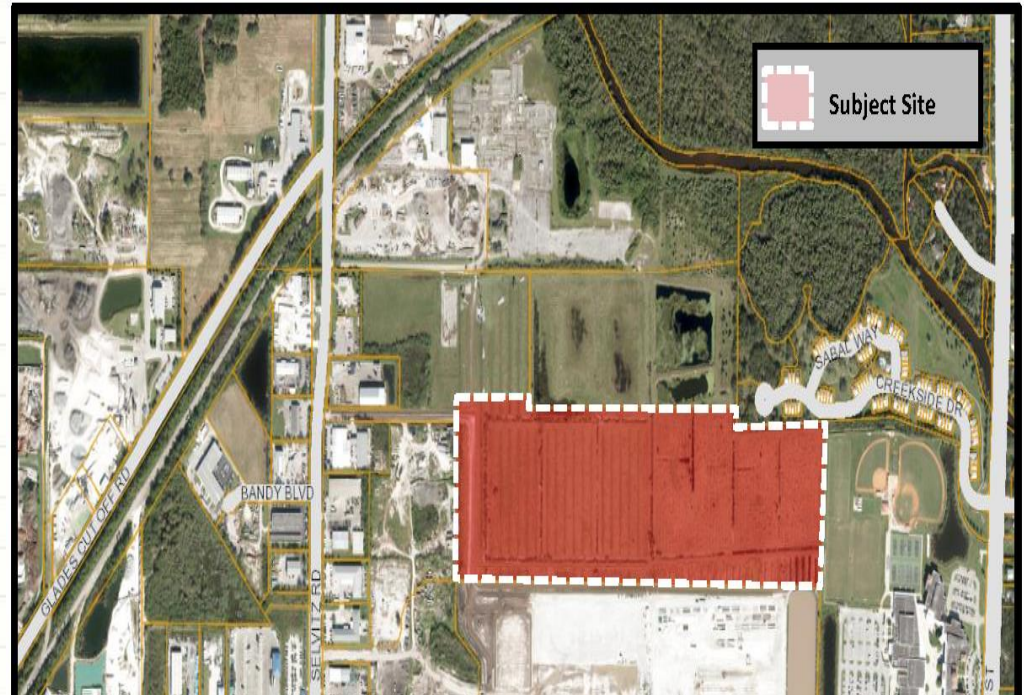


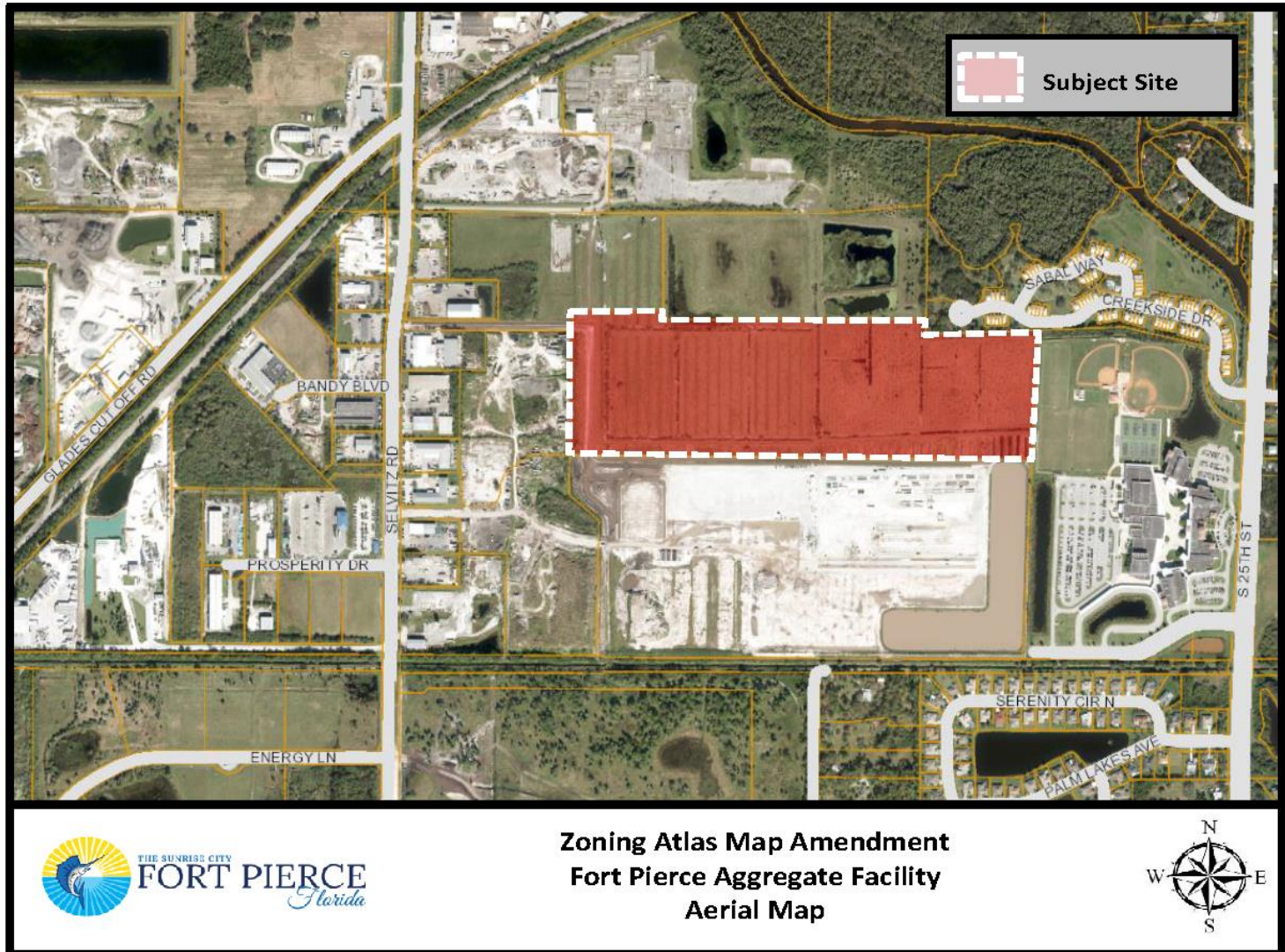
Application for Zoning Atlas Map Amendment & Final Plat



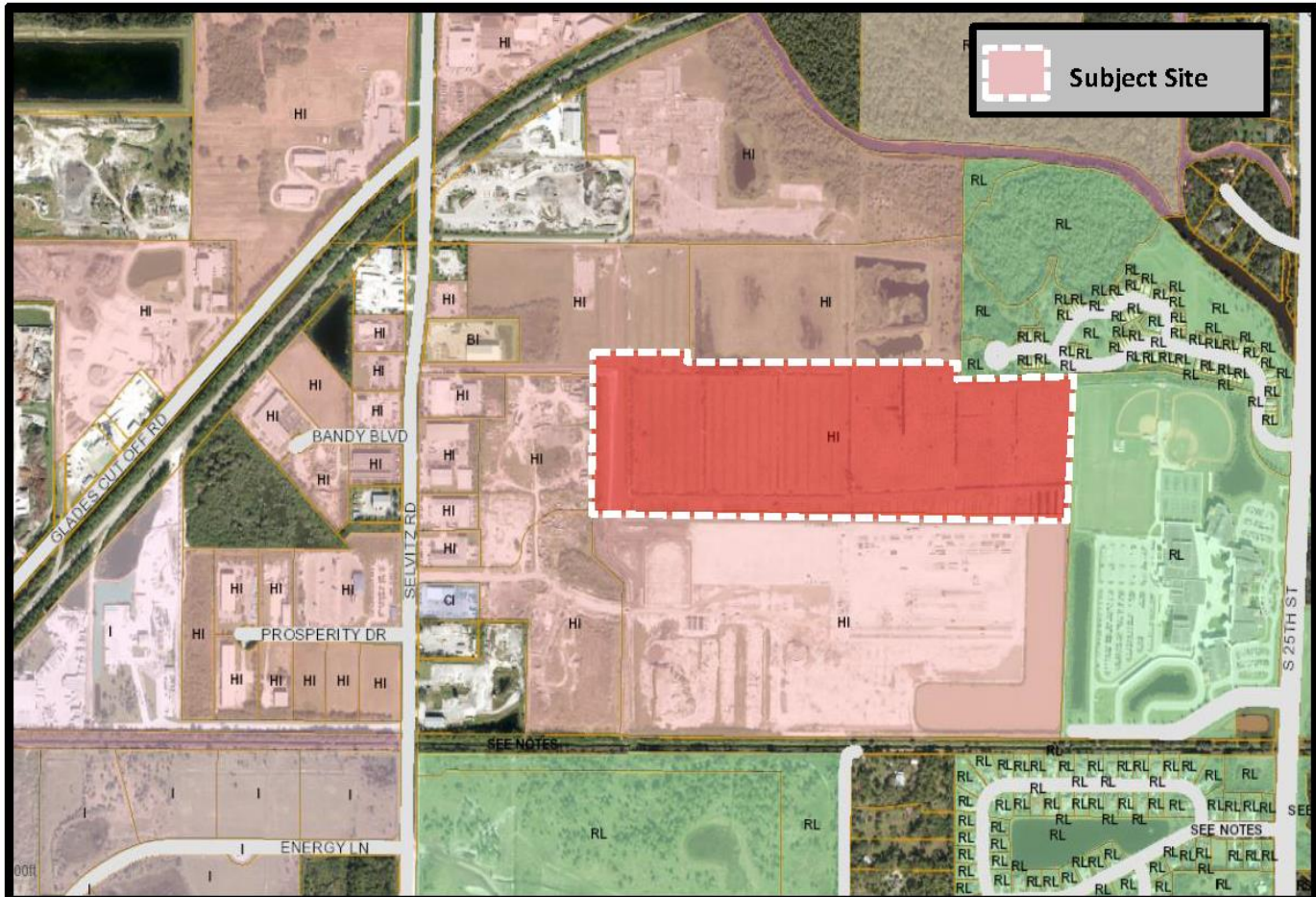
Parcel ID: 2432-123-0001-000-8



Aerial Map



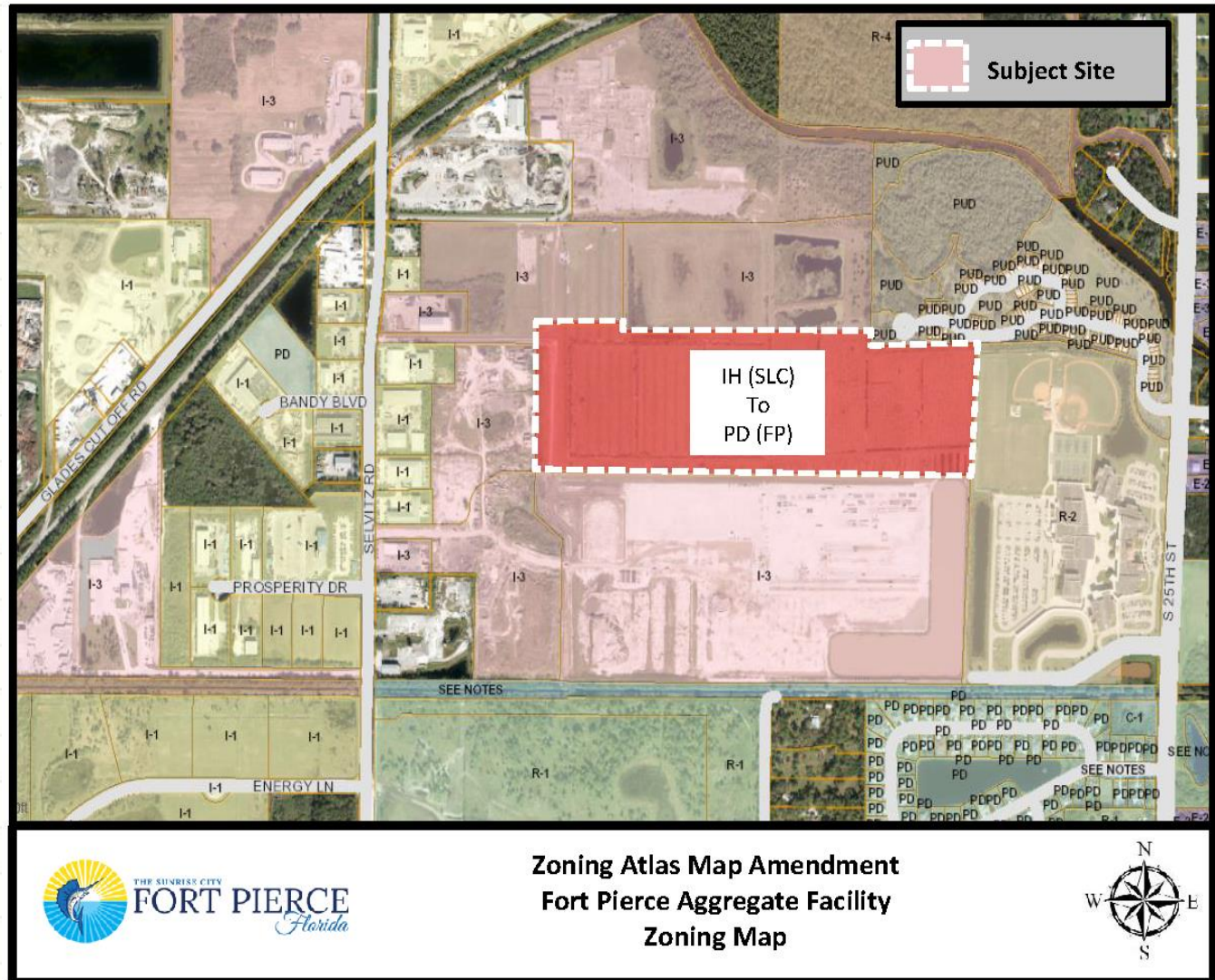
Future Land Use Map



Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Future Land Use Map



Zoning Map

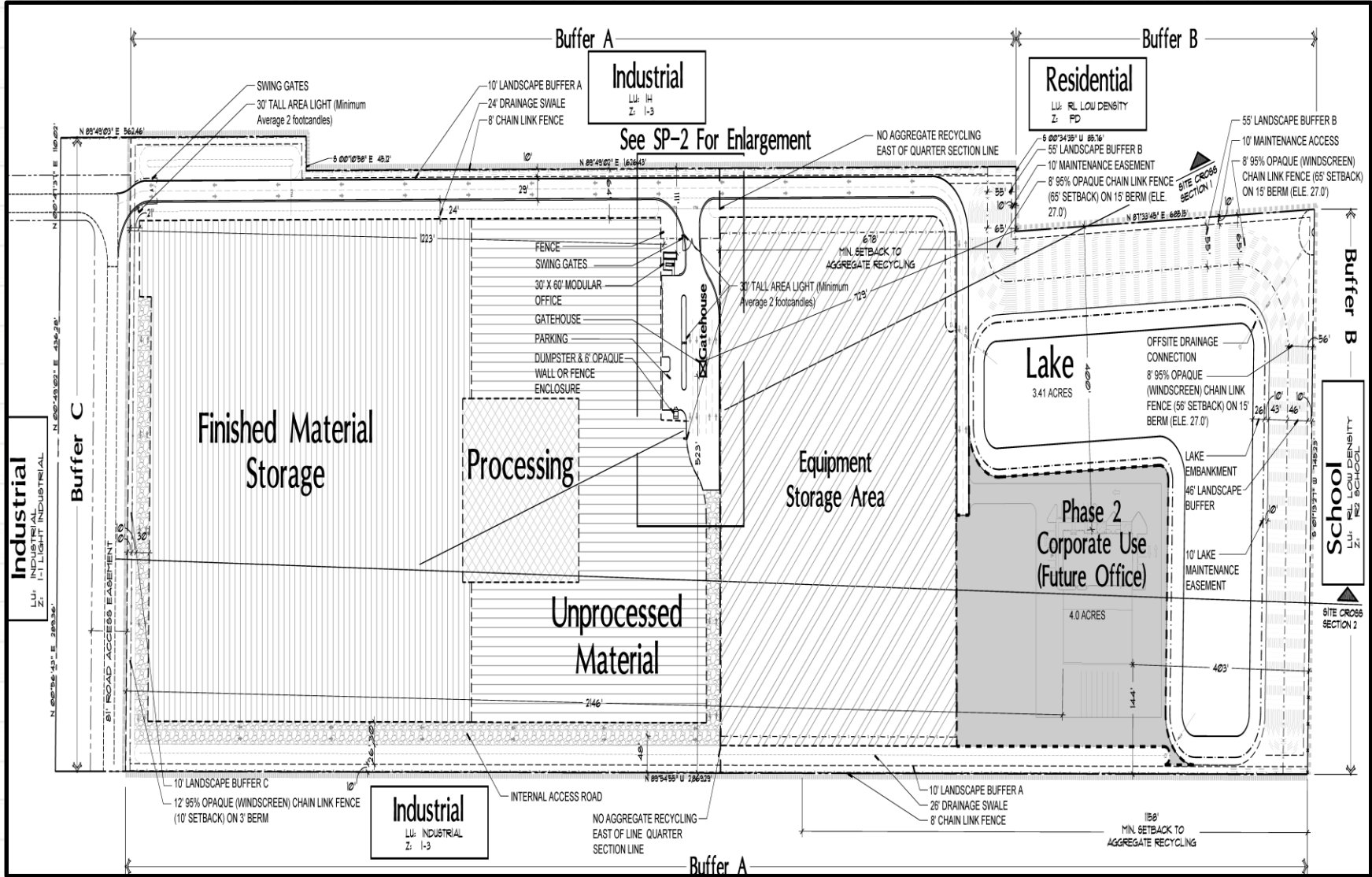


Zoning Atlas Map Amendment

Rezoning property from IH, Industrial Heavy (SLC) to PD, Planned Development (FP) with an associated development plan

- Staff recommends **Approval** with eleven (11) conditions
 - ❑ The Planning Board voted 5-0 to recommend approval with 11 conditions
 - ❑ The Future Land Use is Heavy Industrial & the operation requested is only suitable for a Heavy Industrial zone.
 - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan



Staff Recommendation

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** 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.

Staff Recommendation

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.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the Zoning Atlas Map Amendment to PD with no changes.
 - Planning Board voted 5-0 to recommend approval with 11 conditions.
 - Staff recommends APPROVAL with seven (11) Conditions
- **APPROVE** of the proposed Zoning Atlas Map Amendment to PD with changes or additional Conditions.
- **DISAPPROVE** of the proposed Zoning Atlas Map Amendment to PD.

Final Plat

Final Plat for a Subdivision titled “D.S.E Holdings.”

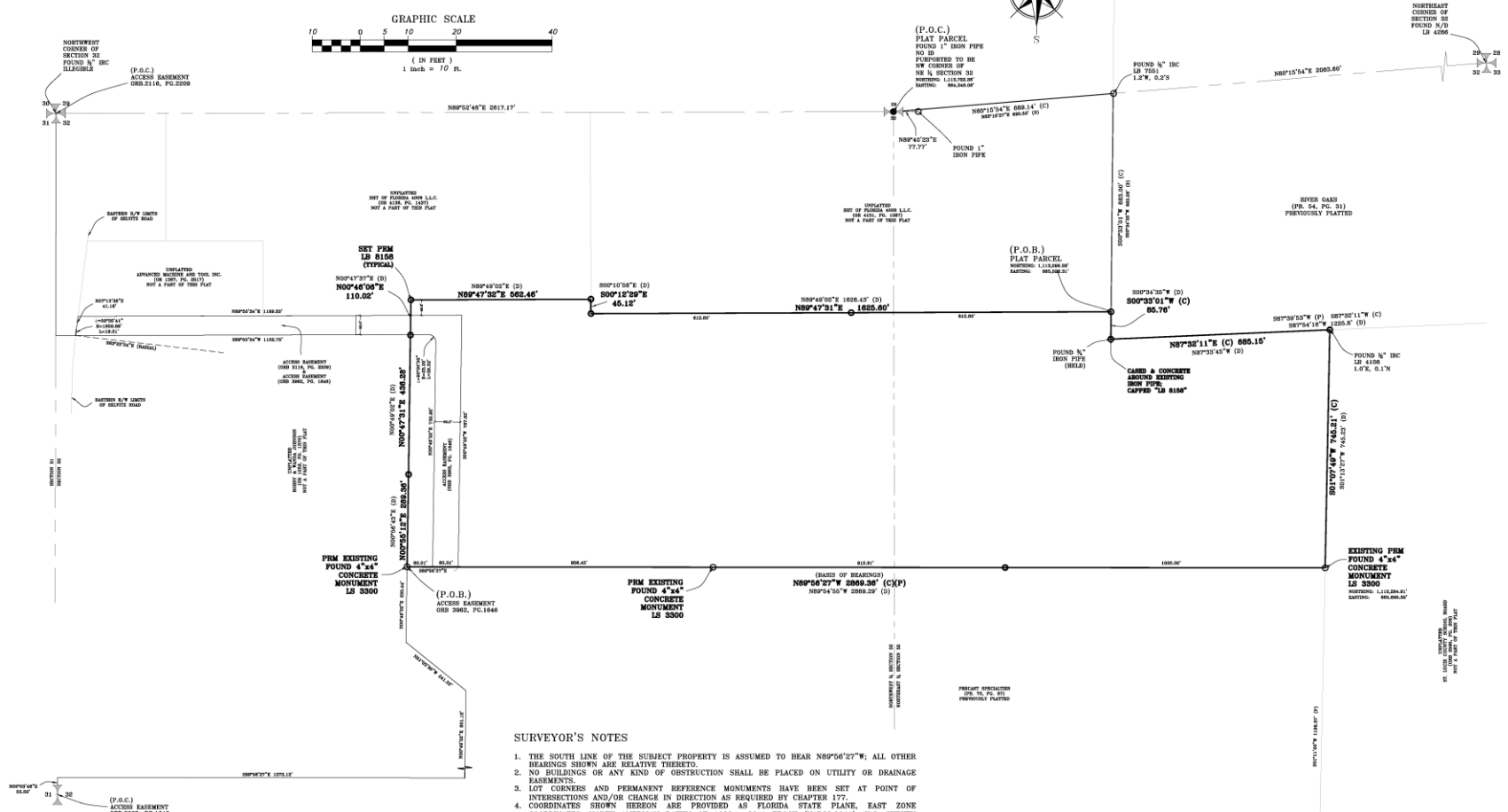
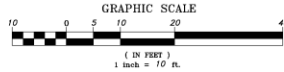
- Staff recommends **Approval** of the request.
 - Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
 - Consistent with Land Development Code & Comprehensive Plan

Plat

PLAT BOOK: _____ PAGE: _____
DOCKET No: _____

D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27\"/>

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MG MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com email: chad@maxwellgeospatial.com
Certificate of Authorization #L80158 P: (772) 925-1060, M: (337) 356-2643

Staff Recommendation

Staff **APPROVAL** to the City Commission, subject to one (1) Condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

CC Recommendations

Possible actions of the City Commission:

- APPROVE of the proposed Final Plat subject to 1 Condition with no changes
- APPROVE of the proposed Final Plat with changes
- DISAPPROVE of the proposed Final Plat.

Application for Zoning Atlas Map Amendment & Final Plat



Parcel ID: 2432-123-0001-000-8