



TO: Members of the Technical Review Committee
FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director
SUBJECT: **Technical Review Project # 20-070000009**
MEETING DATE: July 16, 2020

Minor Site Plan and Design Review Application at 3495 South U.S. Hwy 1, Building 12

The above referenced Minor Site Plan and Design Review Application is being submitted for your review and comment. The subject 13.90-acre property is owned by the State of Florida and leased to private companies. The subject applicant, Citrus Extracts, LLC currently has a lease with the State of Florida. Citrus Extracts LLC is a dehydrator of citrus peel (both Organic and Non-Organic) for Tea, Spice, Beverage, Nutraceutical and other Foods Markets. Their dehydrated peel products are in many finished products such as teas, spice from McCormick's Spices, Tones Spices, Blue Moon Beer, Shock Top beer, Sailfish Brewery, even in pet foods. The subject request is to expand their operation to include a new Evaporator Tower and Tank Farm behind Building 16-E of the site to offer a new peel-based product, CitraFiber. The Evaporator Tower and associated tanks are all part of a Three-Patented Manufacturing Process. The Evaporator Tower is a Class II Structure.

The subject site has a Future Land Use designation of Industrial (I) with a compatible zoning district classification of Light Industrial (I-1).

Documents attached include:

1. Development Review Application
2. Design Review Application
3. Site Plan for Evaporator Tower Foundation and Tank Farm Foundation, drawing stamped and signed by the Engineer
4. Drawing of the Elevation of the Evaporator Tower and Tank Farm
5. CitraFiber Tank Farm Wastewater Plan

Please review and provide written comments by Tuesday, July 14, 2020 and email Alicia Rosenthal and myself at jhofmeister@cityoffortpierce.com, arosenthal@cityoffortpierce.com.

Please do not hesitate to contact me should you have any questions at 772-467-3730.

Thank you.

Jennifer Hofmeister, AICP, LCAM, Planning Director



DEVELOPMENT REVIEW

Property address or Location 3479 South U.S. Highway 1, Building 16-E
 Parcel ID #(s) 2427-601-0026-000-0
 Project description 12.5M TASTE, Cooling Tower, Tank Farm Foundation

Florida Dept. of Agriculture & Consumer Serv. Citrus Extracts LLC

Property Owner(s) <u>3479 South U.S. Hwy 1, 16-E</u>	Applicant/Representative, Title, Company <u>3495 South U.S. Hwy 1, Bldg 12</u>
Street Address <u>Fort Pierce FL 34982</u>	Street Address <u>Fort Pierce FL 34982</u>
City State Zip <u>772 468-3917</u>	City State Zip <u>772-464-9800</u>
Phone Number <u>Larry.brown7@freshfromflorida.com</u>	Phone Number <u>bill.howe@Allthingscitrus.com</u>
Email Address	Email Address

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

Property Owner(s) Signature(s) [Signature] WJ Howe, President Citrus Extracts LLC

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this ___ day of ___, 20___, by
 ___ who is personally known to me or has produced
 ___ as identification.

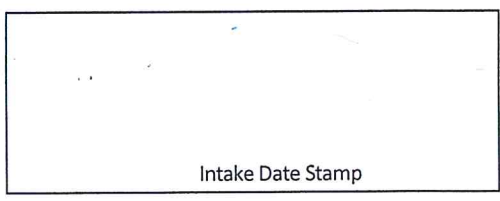
Signature of Notary _____ (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____





Design Review

Property address or Location 3479 South U.S. Highway 1, Building 16-E
 Parcel ID #(s) 2427-601-0026-000-0
 Project Description 12.5M TASTE, Cooling Tower, TANK Farm Foundation

Florida Dept. of Agriculture - Consumer Serv. Citrus Extracts LLC
 Property Owner(s) 3479 South U.S. Hwy 1, 16-E
 Street Address Fort Pierce FL 34982
 City State Zip (772) 468 3917
 Phone Number Larry.brown7@freshfromflorida.com
 Email Address

Applicant/Representative, Title, Company 3495 South U.S Hwy 1, Bldg 12
 Street Address Fort Pierce FL 34982
 City State Zip 772 464-9800
 Phone Number bill.howe@allthingscitrus.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (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.

Property Owner(s) Signature(s)

Bill Howe, President
Citrus Extracts LLC

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by

_____ who is personally known to me or has produced

_____ as identification.

Signature of Notary

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

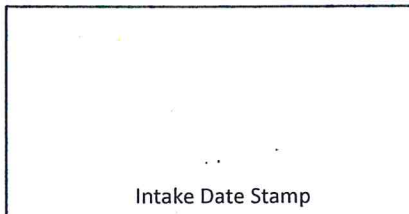
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

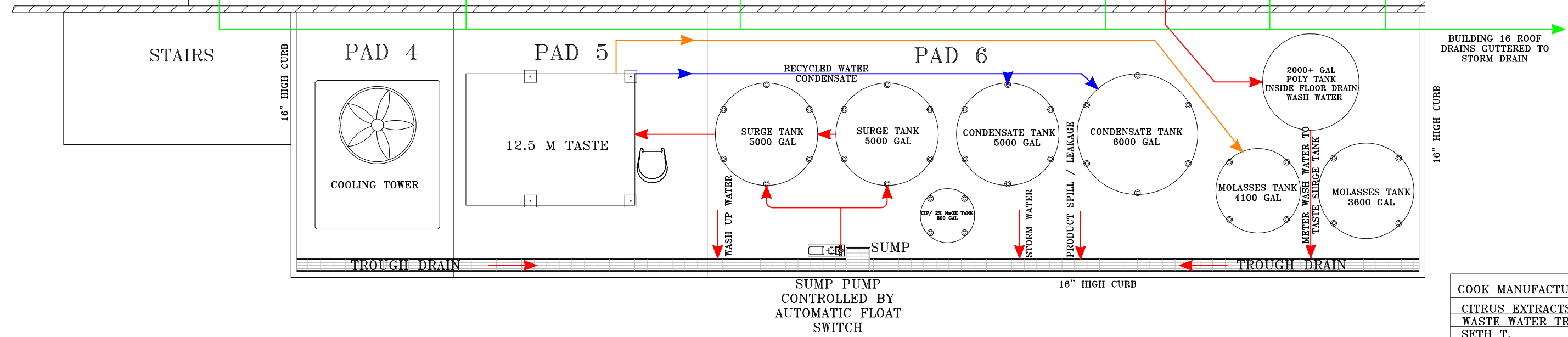
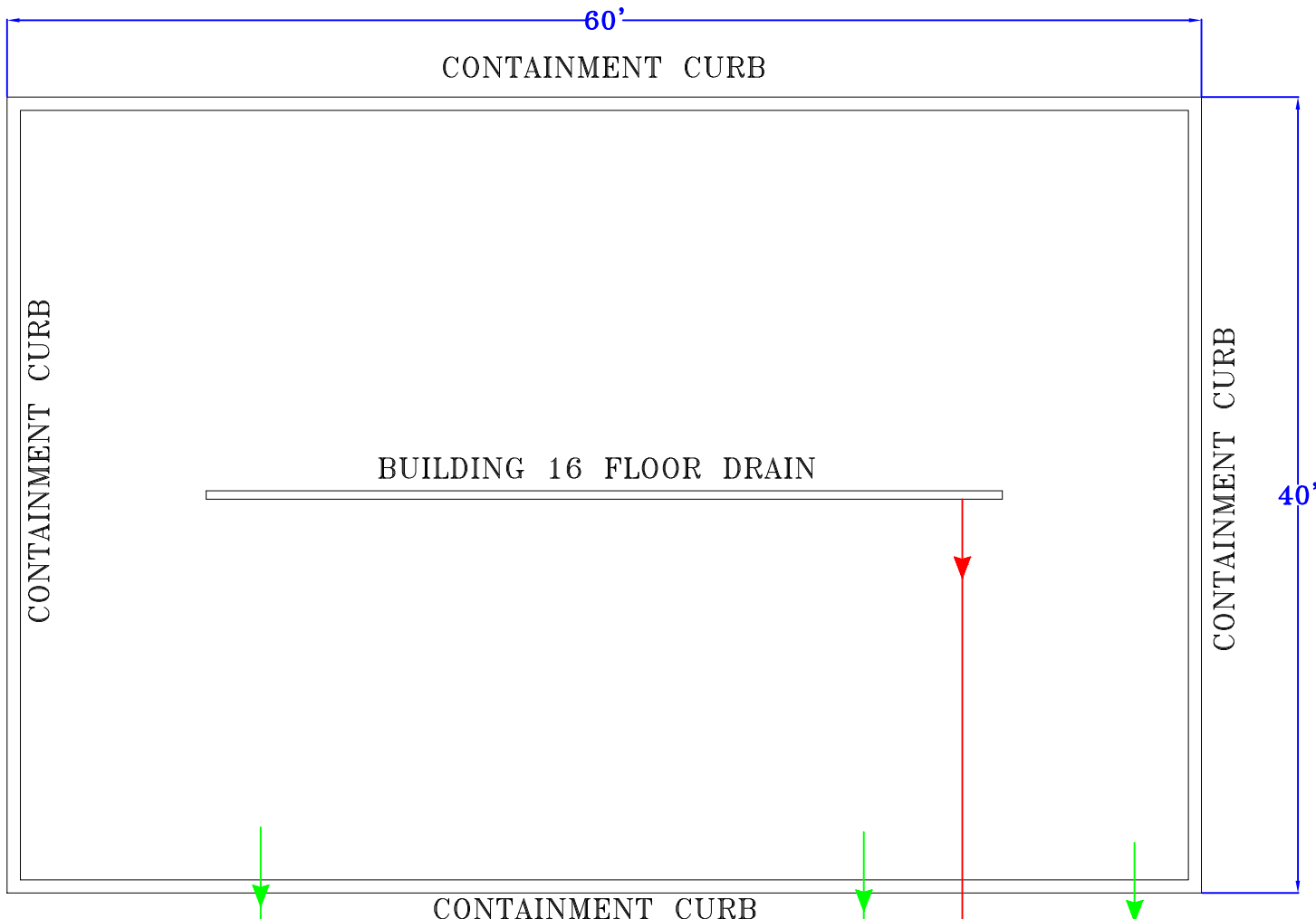
Comments _____



WATER TREATMENT PLAN

1. TASTE EVAPORATOR WILL BE USED TO TREAT ALL INTERIOR FLOOR WASH WATER AND ALL CONTAINMENT AREA WATER.
2. CLEAN CONDENSATE FROM THE TASTE WILL BE USED IN THE PROCESS AND TO WASH DOWN EQUIPMENT.
3. RECOVERED SOLIDS WILL BE STORED IN MOLLASES TANKS FOR HAUL AWAY AS FINISHED PRODUCT.
4. ROOF DRAINS DIVERTED TO STORM DRAIN.

BUILDING 16

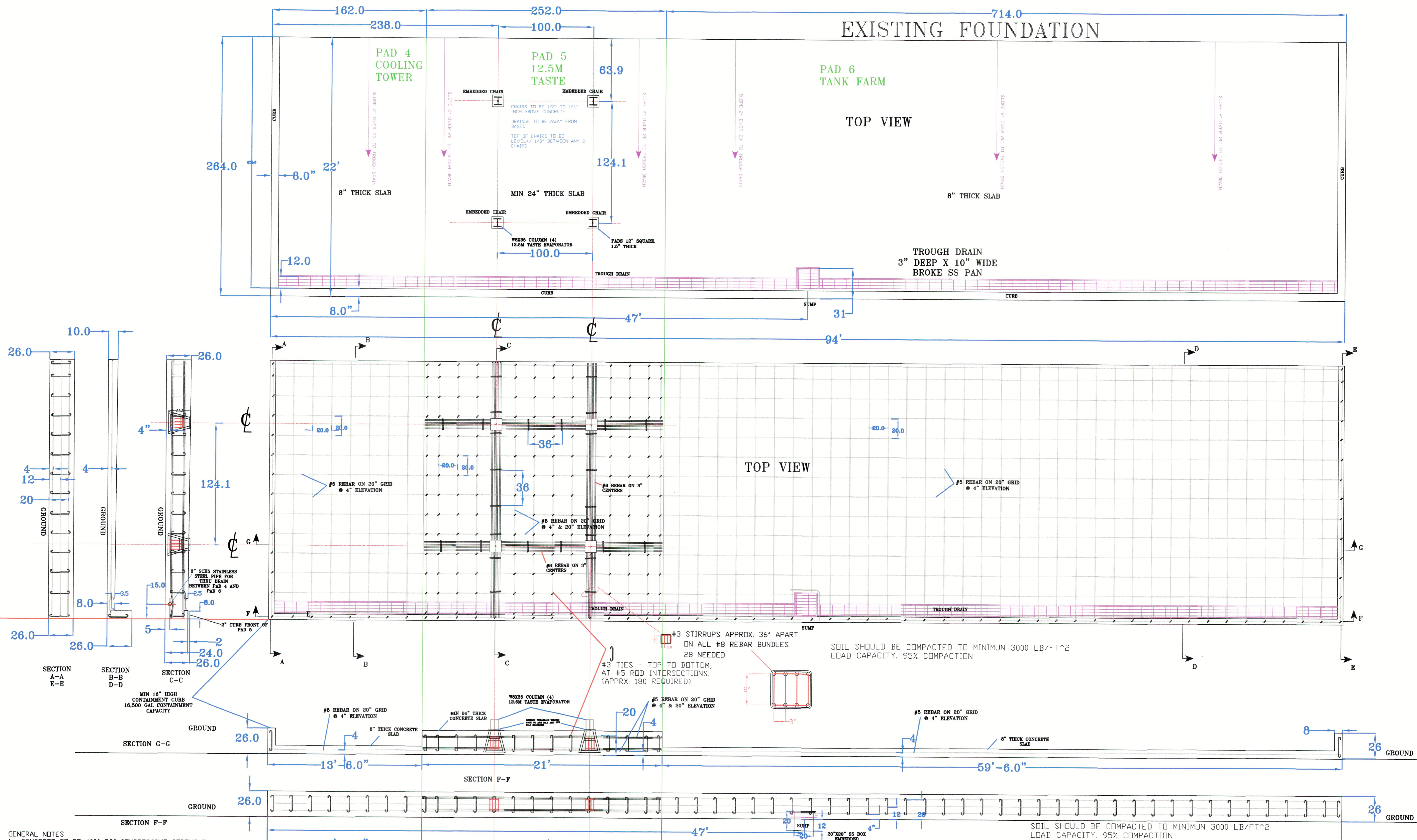


BUILDING 16 ROOF DRAINS GUTTERED TO STORM DRAIN

COOK MANUFACTURING GROUP INC
CITRUS EXTRACTS
WASTE WATER TREATMENT
SETH T.
REV 6/29/20
NO UNAUTHORIZED USE PERMITTED

EXISTING FOUNDATION

TOP VIEW



- GENERAL NOTES
1. CONCRETE TO BE 4000 PSI COMPRESSIVE STRENGTH MIN.
 2. #8 REBAR TO BE ASTM GRADE 60 - OVERLAP SPLICES 48". DO NOT WELD #8 REBAR.
 3. #3 AND #5 REBAR TO BE ASTM GRADE 40 - OVERLAP SPLICES 24".
 4. COLUMN BASES TO BE +/- LEVEL 1/8" BETWEEN ANY 2 BASES.
 5. COLUMN BASES TO BE 1/4" MIN ABOVE CONCRETE.
 6. DRAINAGE TO BE AWAY FROM BASES AND 2" OVER 20' SLOPE TO TROUGH DRAIN AS SHOWN.
 7. LEAVE 2" MINIMUM CONCRETE COVER ON REBAR.
 8. SOIL SHOULD BE COMPACTED TO MINIMUM 3000 LB/FT² LOAD CAPACITY. 95% COMPACTION
 9. ALL UNITS IN INCHES UNLESS OTHERWISE SPECIFIED.

NOTE: MINIMUM SLAB SIZE -- PAD 5 -- 21'X22'X24"THICK -- BASED ON 165 MPH WIND LOAD CALCULATIONS

John T. Cook
 Florida Professional Engineer #54563
 6/23/20
 page 1 of 3

COOK MANUFACTURING GROUP, INC Frostproof, Florida	
12.5M TASTE, COOLING TOWER, TANK FARM FOUNDATION	
CUSTOMER: CITRUS EXTRACTS	
John T. Cook, Florida Professional Engineer #54563	
Drawn by: ST	Sheet 1 of 3
Date: 6/23/20	Dwg. No. 12.5M FOUNDATION