

November 23rd, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: 1121 Digiorgio Road Conditional Use Application - ACOR

Dear Ms. Hofmeister,

Attached please find the completed application for Conditional Use for the operation of a food and related products with a waste related use in the I-1 (Industrial Light) Zoning District at the above address.

ACOR is a subsidiary of 783 FM, LLC. 783 FM has a purchase contract on the subject property and is leasing the facility from the current owner until closing.

We have been working with Vennis Gilmore and Kori Benton at the City and County, as well as James Carnes and Harry Sherva at FPUA and Rebecca Olson at the County, and are looking forward to bringing a new business to the community that is both environmentally responsible and economically sustainable.

Our business processes pre-consumer food and beverage products which are 'out-of-spec' for any number of reasons, including being past their expiration date, mis-packaging, mis-branding or mis-labeling. We process these food and beverage products to produce recyclable or recoverable materials which would otherwise be disposed of as waste. The processed food material is sold to cattle and hog feed manufactures. The aluminum, steel, cardboard and glass is sold for recycling. Although we strive for 100% reuse of materials, there is a small percentage of material that we receive that is not re-usable and will be diverted to Landfill. We estimate this as approximately 3% of our inbound volume.

We look forward to working with you throughout this process and to becoming part of the Ft. Pierce business community.

Please do not hesitate to contact me if you have any questions or need any additional information.

Kindest regards,



Dr. Fred P. Mussari
CEO, ACOR
Enclosures

Project Narrative

783 FM, LLC, through its subsidiary American Complete Organics Recycling, LLC, (ACOR) plans to operate a pre-consumer food and beverage depackaging facility in an existing building that is currently owned by NAG Properties, LLC. This existing facility is located at 1121 Digiorgio Rd in the City of Ft. Pierce. The prior uses of this building were for an 84 Lumber, and later for a tent manufacturing and rental business. The new proposed use of this building has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the Processing of Food and Related Products with an additional Waste-Related Use designation.

Pre-consumer food and beverage products are food-grade materials that are still in the packaging, shrink-wrapped on pallets. The business will de-package this material using automated processing equipment located inside the large warehouse building. Food material is recovered in an enclosed auger system and loaded directly into trucks for daily transport to a local (FL) company as an ingredient for the production of cattle and hog feed pellets. Beverages are de-packaged in automated processing equipment, and liquid is sent to FPUA under agreement and in accordance with their pre-treatment program requirements. Because the inbound products are pre-consumer material (new, in the packaging), there is a significant amount of clean recyclable or recoverable materials (cardboard, aluminum, steel, plastic and glass) which are capable of being reclaimed and processed for reuse and which would otherwise be disposed of as solid waste. These materials are separated during depackaging and are sold into the recycling industry.

Generally, the process for depackaging and processing pre-consumer food and beverage products involves the following:

- Materials arrive at the warehouse by tractor-trailer and pallets are unloaded from the trucks.
- Pallets are inventoried, warehoused, and scheduled for production (depackaging).
- De-packaged liquids are transferred from the depackaging equipment to the FPUA collection system.
- De-packaged foods are transferred by auger into a tanker or trailer and transported daily to the cattle and hog feed producer.
- Commodities (aluminum, cardboard, steel, plastics and glass) are compacted inside the warehouse and delivered to the County Recycling Facility.

Please note that all processing activities are performed inside the large warehouse building, more than 250 yds from the nearest neighbor on N Park Drive.

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

The business will employ up to twenty-five employees at full capacity operation. Shifts are generally from 7 am to 6 pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq ft. The facility currently has 112 designated paved parking spaces, or 1.6 spaces per 600 sq ft. of building

area. This is well in excess of the required 1 space per 600 sq ft. There are also 5 designated spaces for Persons with Disability, which meets the requirement for the number of required off-street parking spaces for all people.

Continued operation of this business at the end of Digiorgio Rd is not expected to have any impact upon local area roadway levels of service (see attached report). Perimeter and interior landscaping is mature, and met the minimum City Codes for I-1 Zoning originally. A Landscape Plan was prepared (see attached report) indicating that an additional 29 small shrubs should be planted to bring the facility up to current City Code. We will follow the recommendations in the Landscape Plan to bring the landscaping into compliance. Review of the sites existing on-site lighting also met the earlier Code requirements when the facility was constructed. The lighting has been upgraded, but will be further enhanced to meet current Code according to the plan recommendations (see attached Lighting Plan).

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 125-235 thru 125-240, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be applied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed business under the classification of a food and related products processing facility, with a conditional 'Waste-Related Use' in the 1-1 Zoning District is, in fact, an acceptable use of the petitioned property.

Consistency with Local Code and Comprehensive Plan.

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

The proposed Conditional Use (the operation of a pre-consumer food and beverage depackaging facility) is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Comprehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The depackaging of pre-consumer food and beverage products essentially entails the unloading of shrink-wrapped pallets of cases of food and beverage products from manufacturers or distributors, the automated depackaging of cases of products using high-tech processing equipment, and the re-distribution of the components. The proposed use of this former lumber company/tent manufacturing and rental facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

Effect on Adjacent Properties.

The proposed Conditional Use will not have an undue adverse effect upon any nearby property. All processing will be taking place inside an existing industrial building that was originally used as an 84 Lumber facility, and later used as a production and rental facility for a tent rental company. All processing of the food and beverage products will take place inside of the existing structure.

The surrounding industrial uses to this site include a) Natalie's Juice and a FEC rail spur to the north; b) vacant I-1 zoned land to the south; and c) a crane company and scrap metal dealer to the east. There is a residential neighborhood to the west. The nearest home in the residential neighborhood is 800' from the warehouse building where processing will take place, and is separated by a wood fence, irrigation canal, and mature tree-line.

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

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a pre-consumer food and beverage depackaging facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a lumber yard and tent rental/manufacturing facility. The proposed use of this property for the development of this new business is not inconsistent with the Objectives and of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

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

All production activities are done within the 30,000 sq. foot former 84 Lumber facility. The proposed Conditional Use does not require any additions or structural modifications to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed business will provide for up to twenty-five full-time employees at full operation. Production shifts are generally from 7am to 6pm, M-F, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 42,000 sq. feet. The current City Parking Standard for a facility of this type is 1 space per 600 SF of building area. The site plan for this facility provides for 112 paved parking spaces, or 1.6 spaces per 600 SF of building area. The parking area meets the objective of Section 125-315 of the City Code of Ordinances.

The perimeter and interior landscaping will be brought up to Code by following the recommended plantings in the landscape Plan (please refer to attached landscape plan) to be approved through reference in this Conditional Use application.

C. Adequacy of Public Facilities.

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

- The proposed Conditional Use in this I-1 (Industrial Light) Zoning District is to take place inside an existing industrial building that was formerly used as a lumber company and tent manufacturing/rental facility and will be served by adequate public facilities and services.
- Water and Sewer Services are presently at the site. We are working with FPUA and have an application pending for their pre-treatment program. We will continue to work with FPUA to assure that all requirements are met.
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.
- As a non-residential use, the proposed Conditional Use in the 1-1 Zoning District, will have no impact upon the City's Park System.
- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of processing operations. All warehouse, storage and office spaces are equipped with sprinkler systems.
- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites' prior use as a lumber company and tent manufacturing/rental facility resulted in consistent traffic onto the local area roadway network. The proposed use on this site also will result in consistent year-round activity, will have a minimum effect on the local traffic volumes.

Thank you for your consideration of this application for Conditional Use for this property. Please do not hesitate to contact us if you have any questions or require any additional information.

Attachments:

1. Notarized Conditional Use Application
2. Notarized Design Review Application
3. St. Lucie County Property Record Card
4. General Location Map
5. Survey
6. Site Plan
7. Floor Plan
8. Landscaping Plan
9. Lighting Plan
10. Traffic Statement and original Study
11. Comments from Pre-Application Meeting

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Conditional Use – No New Construction

Property address or Location 1121 Digiorgio RD, Ft. Pierce FL

Parcel ID #(s) 2428-421-0002-000-7

Project description To provide for the development of a pre-consumer food and beverage depackaging facility in an existing building, located at the west end of Digiorgio Rd.in Ft. Pierce.

NAG Properties, LLC
Property Owner(s)
 2820 SE Martin Square Corporate PKWY
 Street Address
 Stuart FL 34994-4915
 City State Zip
 772.215.1164
 Phone Number
 Gary@tentlogix.com
 Email Address

ACOR, LLC / Fred Mussari, President
Applicant/Representative, Title, Company
 783 Co Rd 13 S
 Street Address
 St Augustine FL 32092
 City State Zip
 321.427.5508
 Phone Number
 FMussari@ACORUSA.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 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.

Gary Hendry

 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 29th day of October, 2020, by

Gary Hendry who is personally known to me or has produced _____ as identification

Mary Beth Parker

 Signature of Notary



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

TO BE COMPLETED BY STAFF

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

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

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 42,000 Parking Spaces: 112

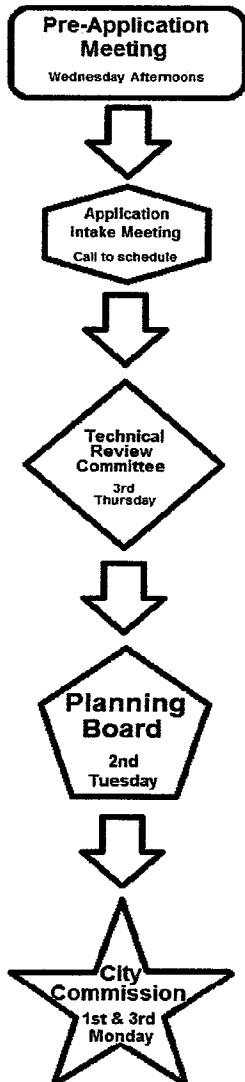
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Industrial	Industrial (vacant)	Industrial	Residential

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





Design Review

Property address or Location 1121 Digiorgio Rd
 Parcel ID #(s) 2428-421-0002-000-7
 Project Description ACOR Conditional Use Application - Processing of Food and Related Products with an additional Waste-Related Use designation.

NAG Properties, LLC
 Property Owner(s)
 2820 SE Martin Square Corporate PKWY
 Street Address
 Stuart FL 34994-4915
 City State Zip
 772.215.1164
 Phone Number
 Gary@tentlogix.com
 Email Address

ACOR / Fred P. Mussari, CEO
 Applicant/Representative, Title, Company
 783 Co Rd 13 S
 Street Address
 St Augustine FL 32092
 City State Zip
 321.427.5508
 Phone Number
 FMussari@AcorUSA.com
 Email Address

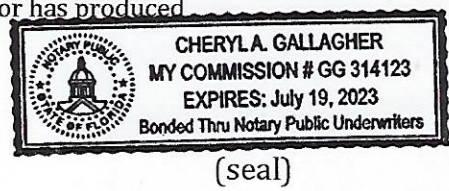
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other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

Gary Hendry
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY - Martin
 The foregoing instrument was acknowledged before me this 24 day of Nov, 2022 by

GARY HENDRY who is personally known to me or has produced
 _____ as identification.

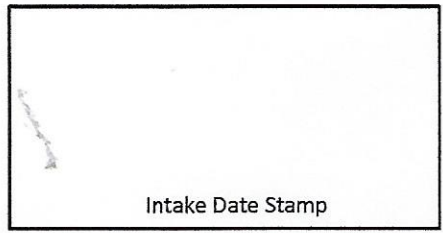
Cheryl A. Gallagher
 Signature of Notary



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 _____



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November 25th, 2020

Ms. Jennifer Hofmeister, Planning Director
City of Ft. Pierce
100 North US #1
Ft. Pierce FL 34950

Re: Design Review - 1121 Digiorgio Road (ACOR)

Dear Ms. Hofmeister,

Attached please find the notarized design review application for 1121 Digiorgio Rd.

Since this is an existing facility and no changes are being made to the site, I will try to address the items in the checklist for Administrative and Board Approval individually:

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches. **Attached**
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements. **See attached Landscape Plan**
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

This site was selected for our facility based on the Light Industrial Zoning, easy access to I-95 and the Turnpike, and ample warehouse space and outdoor covered storage areas. With 42,000 SF of warehouse and an additional 24,000 SF outdoor covered storage, three dock-height loading docks and ample parking for employees, the existing facility is ideally suited to our business. All processing activities will take place inside the enclosed large warehouse, and our operation will not emit odors, smoke, or noise and will have no impact on the residential neighborhood to the West of the property, especially considering the large buffer area between the two properties which includes a wood fence, mature shrubs and trees, a service road and irrigation canal.

- d. Context photographs of neighboring uses and architectural styles.

North – I1 zoned property used for pipe storage, with Natalie’s Juice located to the north of that parcel.



South – Vacant I1 zoned property



East – Vacant I1 zoned parcel



West – Residential Neighborhood off of Sunrise and N Park Dr.



- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department. **NA**
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

Building 1 – Office and warehouse



Building 2 – Large warehouse (temporary structures are being removed)



Buildings 3 and 4 – large covered storage structures



- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping. **See attached Site Plan**
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included. **See attached Landscape Plan**
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.



Existing 84 lumber signs will be re-covered with new company name (ACOR)

- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well. **See photos above which cover all these elements.**
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

See Narrative, Site Plan, Lighting Plan and Landscape Plan submitted as part of the Conditional Use Application. If you need another copy of these provided separately for the design review, please let me know and I would be happy to provide them.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kindest Regards,



Dr. Fred P. Mussari
CEO, American Complete Organics Recycling

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Property Identification

Site Address: 1121 Digiorgio RD
Parcel ID: 2428-421-0002-000-7
Account #: 168474
Map ID: 24/28S
Use Type: 4300
Zoning: Light Indu
City/County: Fort Pierce

Ownership

NAG Properties LLC
2820 SE Martin Square Corporate PKWY
Stuart, FL 34994

Legal Description

28 35 40 FROM SW COR OF SE 1/4 RUN N 02 49 59 W ALG W LI OF SE 1/4 1826.84 FT TO POB:TH CONT N 02 49 59 W 738.08 FT TO SLY LI OF NSLWDCD NO. 10, TH N 89 00 20 E ALG SLY LI 832.51 FT,TH S 00 45 03 E ALG WLY LI 711.33 FT,TH S 87 10 01 W 831.93 FT TO POB (13.84 AC) (OR 3625-1287, 1294)

Current Values

Just/Market Value: \$2,923,700
Assessed Value: \$2,785,916
Exemptions: \$0
Taxable Value: \$2,785,916



Total Areas

Finished/Under Air (SF): 40,319
Gross Sketched Area (SF): 86,680
Land Size (acres): 13.84
Land Size (SF): 602,870

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date: Apr 24, 2014
Book/Page: 3625 / 1294
Sale Code: 0111
Deed: QC
Grantor: NAG Properties LLC
Price: \$100

Date: Apr 24, 2014
Book/Page: 3625 / 1287
Sale Code: 0002
Deed: WD
Grantor: Stampede Industries LLC
Price: \$2,150,000

Date: Oct 9, 2012
Book/Page: 3450 / 1930

Sale Code:	0130
Deed:	SP
Grantor:	Pierce Hardy LP
Price:	\$2,062,500
Date:	Apr 2, 2008
Book/Page:	2975 / 1425
Sale Code:	XX01
Deed:	WD
Grantor:	Hardy Management Co LLC
Price:	\$100
Date:	Apr 20, 2006
Book/Page:	2548 / 2761
Sale Code:	XX00
Deed:	WD
Grantor:	Keller (TR) Fred
Price:	\$2,422,400
Date:	Oct 7, 2002
Book/Page:	1595 / 1337
Sale Code:	XX00
Deed:	WD
Grantor:	Becker Holding Corp
Price:	\$1,000,000

Building Information (1 of 2)

Finished Area: 12,000 SF

Gross Sketched Area: 15,740 SF

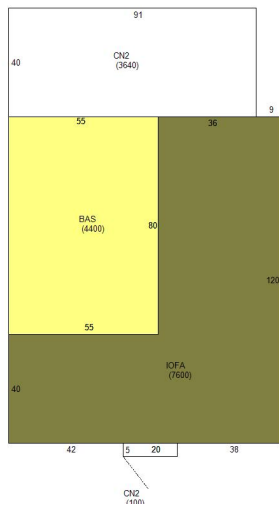
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2009	Frame:
Grade: Y_C	Effective Year: 2009	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall: Conc Block

Interior Data

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





Building Information (2 of 2)

Finished Area: 28,319 SF

Gross Sketched Area: 70,940 SF

Exterior Data

View:
 Building Type: INDW
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 2009
 Effective Year: 2009
 No. Units: 1

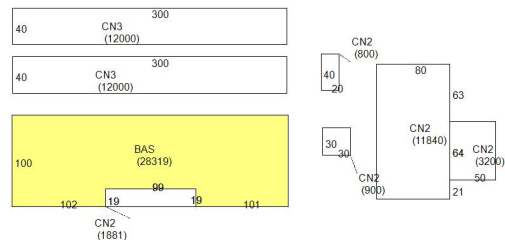
Roof Structure: Steel Truss
 Frame:
 Primary Wall: Corr Metal
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric: MAXIMUM
 Heat Type:
 Heat Fuel:
 Heated %: %

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: 100%



Special Features and Yard Items

Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	2009
Type:	MEZZANINE
Quantity:	1
Units:	6995
Year Built:	2009

Type: ASP1 HIGH
 Quantity: 1
 Units: 256506
 Year Built: 2009

Type: DOUBLE LIGHT
 Quantity: 1
 Units: 2
 Year Built: 2009

Current Year Values

Current Values Breakdown

Building: \$2,155,000
 Land: \$768,700
 Just/Market: \$2,923,700
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$137,784
 Assessed: \$2,785,916
 Exemption(s): \$0
 Taxable: \$2,785,916

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2009	0041	166.4	Fort Pierce Stormwater Charge	\$11,481.60
Start Year	AssessCode	Units	Description	Amount
2013	0054	13.83999	North St. Lucie Water Management District	\$256.04

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Permits

Number: 0700000937
 Issue Date: Aug 8, 2007
 Description: Awning/Shutters
 Amount: \$8,000
 Fee: \$80

Number: 0700000911
 Issue Date: Sep 21, 2007
 Description: Unknown
 Amount: \$39,387
 Fee: \$469

Number: 0700001651
 Issue Date: Nov 15, 2007
 Description: Fence
 Amount: \$40,000
 Fee: \$400

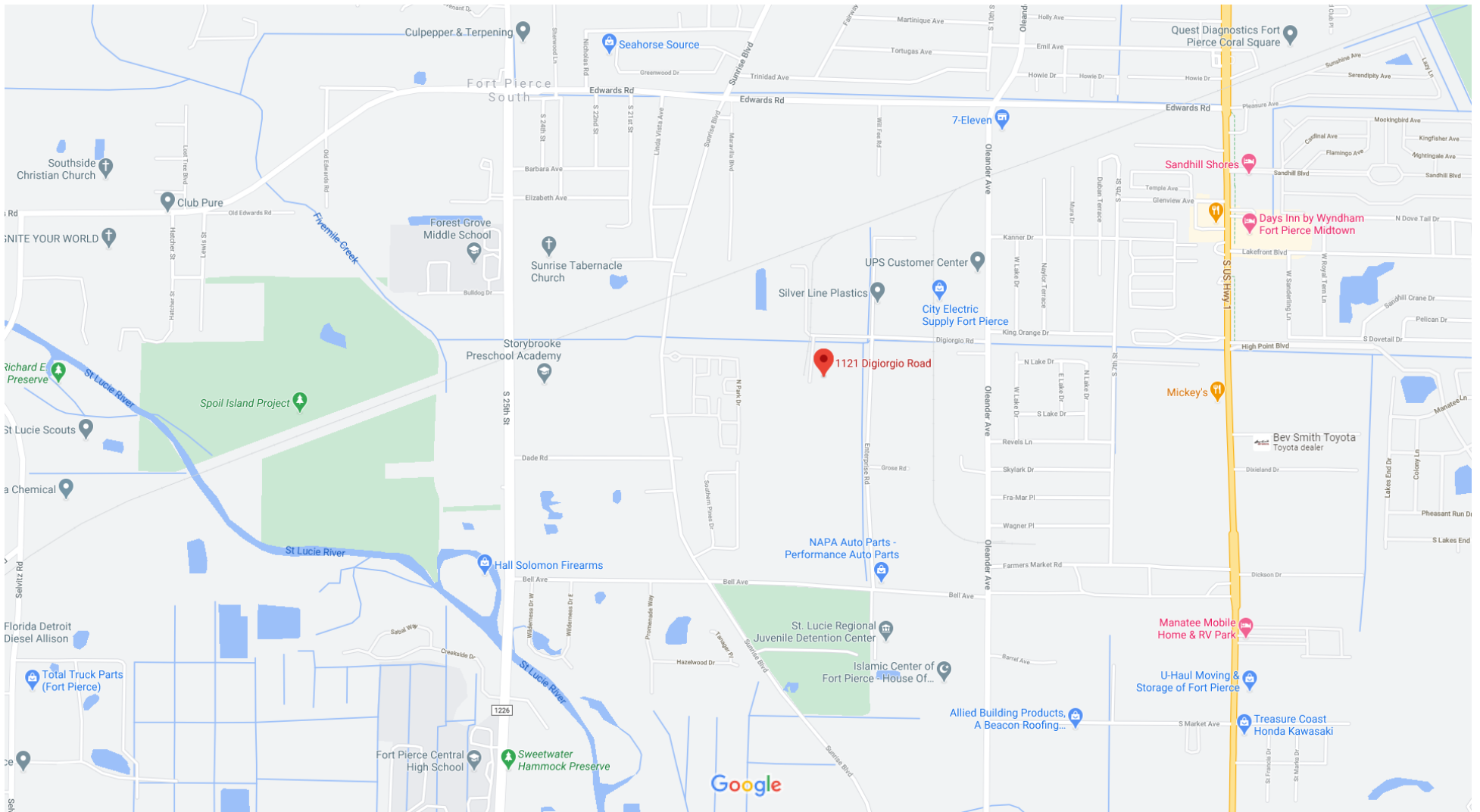
Number:	MPCM20071
Issue Date:	Jan 1, 2008
Description:	
Amount:	\$0
Fee:	\$0
Number:	MPCM20072
Issue Date:	Jan 1, 2008
Description:	
Amount:	\$0
Fee:	\$0
Number:	MPCM20074
Issue Date:	Jan 1, 2008
Description:	
Amount:	\$0
Fee:	\$0
Number:	MPCM20075
Issue Date:	Jan 1, 2008
Description:	
Amount:	\$0
Fee:	\$0
Number:	bp10-1988
Issue Date:	Sep 10, 2010
Description:	Alterations/Remodeling
Amount:	\$0
Fee:	\$75
Number:	BP14-1528
Issue Date:	Jun 19, 2014
Description:	Fence
Amount:	\$14,606
Fee:	\$239
Number:	BP14-1562
Issue Date:	Jun 5, 2014
Description:	Electric
Amount:	\$900
Fee:	\$155
Number:	BP14-1680
Issue Date:	Aug 8, 2014
Description:	Electric
Amount:	\$60,000
Fee:	\$643
Number:	BP14-2414
Issue Date:	Sep 29, 2014
Description:	Paving
Amount:	\$38,180
Fee:	\$397
Number:	BP14-2365
Issue Date:	Sep 10, 2014
Description:	Electric
Amount:	\$1,000
Fee:	\$159
Number:	BP14-2372
Issue Date:	Sep 23, 2015
Description:	Electric
Amount:	\$7,895

Fee:	\$83
Number:	BP15-3135
Issue Date:	Dec 9, 2015
Description:	Carport
Amount:	\$5,000
Fee:	\$83
Number:	BP15-3220
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	\$22,000
Fee:	\$238
Number:	BP15-3221
Issue Date:	Dec 17, 2015
Description:	Carport
Amount:	\$4,500
Fee:	\$95

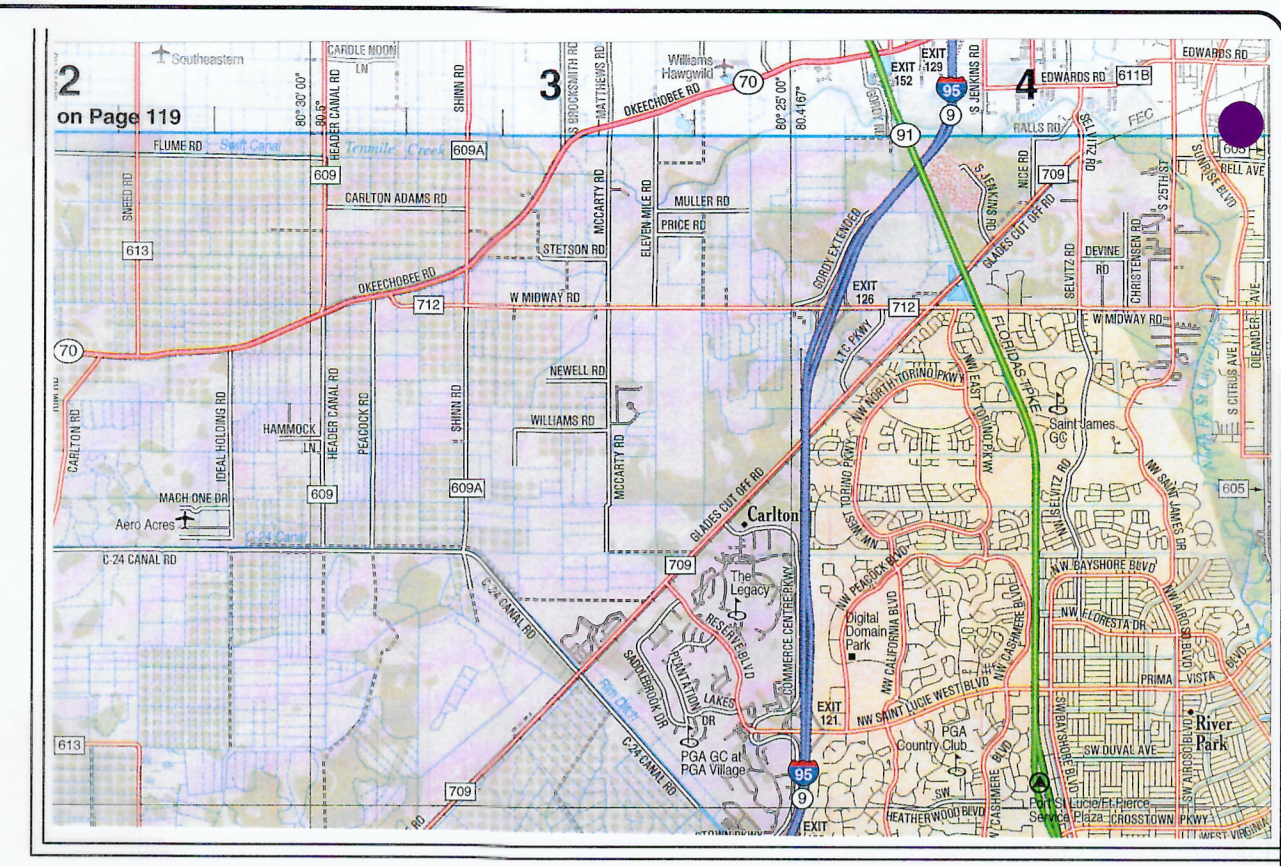
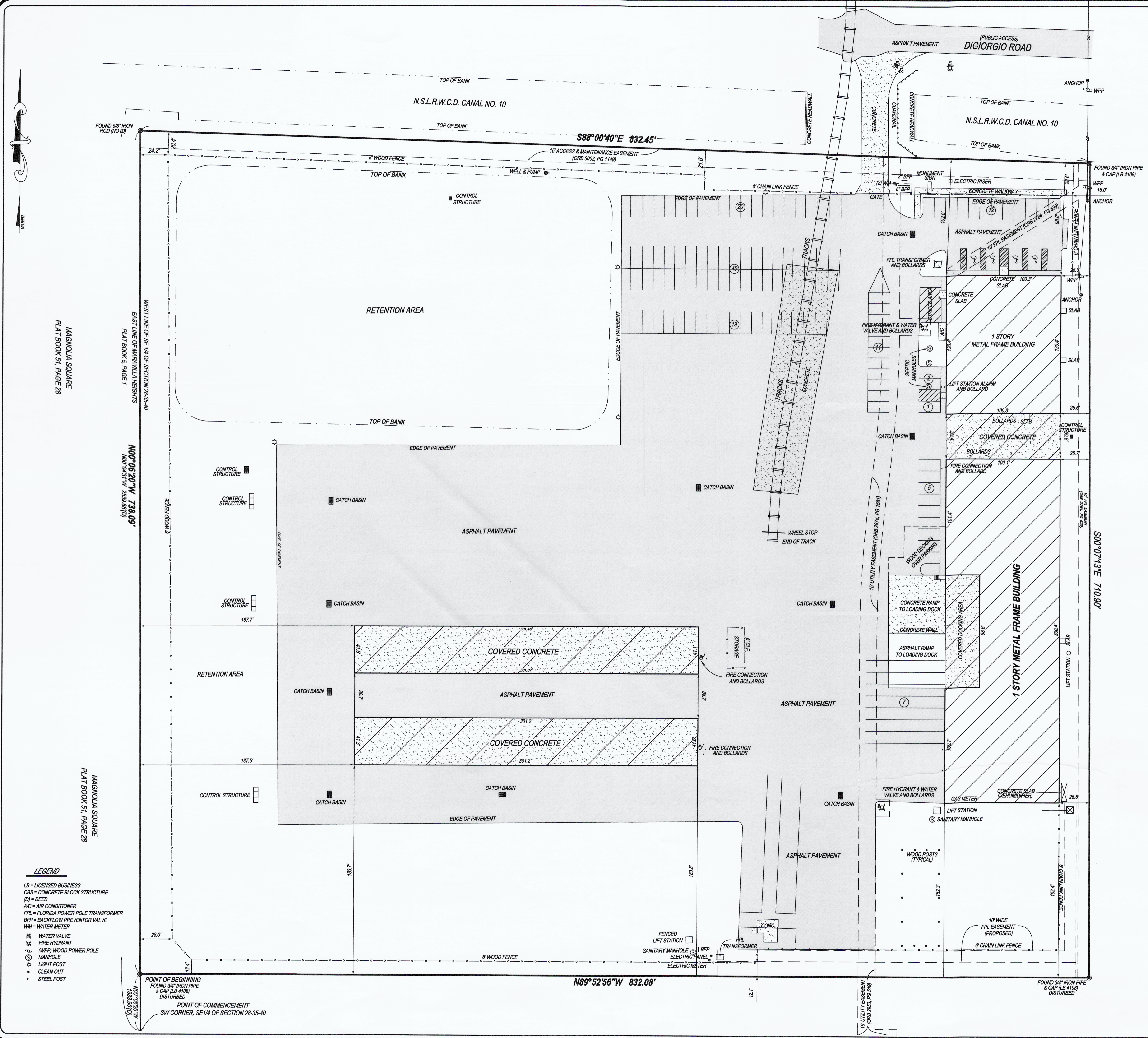
Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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General Location Map



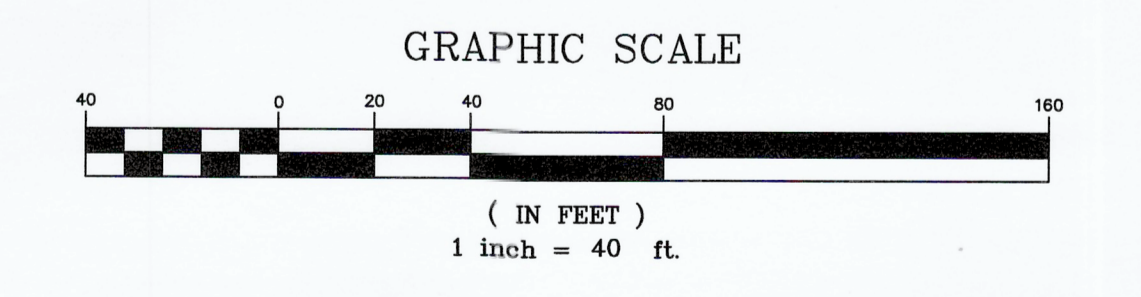
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LOCATION MAP: NOT TO SCALE
BOUNDARY SURVEY
 1121 DIGORGIO ROAD
 FORT PIERCE, FLORIDA, 34982

LEGAL DESCRIPTION:
 BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 00°06'20" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 AND THE EAST LINE OF THE SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1833.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'20" WEST, ALONG THE EAST LINE OF SAID SUNRISE HOMESITES SUBDIVISION AND THE EAST LINE OF MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 738.09 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NO. 10; THENCE SOUTH 88°00'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 832.45 FEET; THENCE SOUTH 00°07'13" EAST, A DISTANCE OF 710.90 FEET; THENCE NORTH 88°52'56" WEST, A DISTANCE OF 832.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
 1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
 4. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 5. THE BEARING BASE AS SHOWN ON THIS SURVEY IS ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28-35-40, N00°06'20"W, 1833.90'.
 6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 7. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
 8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C0189 K, DATED FEBRUARY 19, 2020.
 10. THE EXPECTED OF THE SURVEY MAP IS FOR COMMERCIAL PURPOSES.
 11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
 12. SITE AREA: 80272.22 SQUARE FEET OR 13.84 ACRES MORE OR LESS.
 13. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGEWAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.



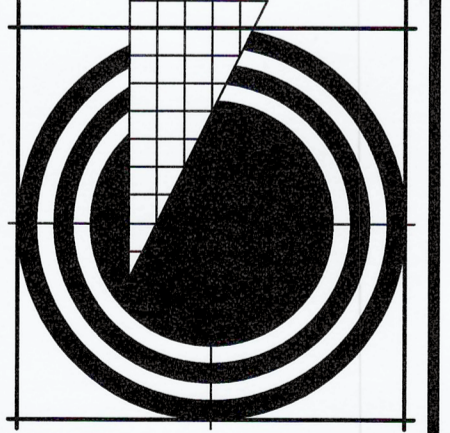
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
 PROFESSIONAL SURVEYOR & MAPPER
 NO. 5647 STATE OF FLORIDA

DATE	REVISIONS	DWG	CHK

PREPARED FOR:
DR. FRED P. MUSSARI
 A PORTION OF SECTION 28-35-40
 ST. LUCIE COUNTY, FLORIDA

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



JOB NUMBER: 20431
FIELD DATE: 10-23-2020
CHECKED BY: CDW
DRAWN BY: DPK
SCALE: 1" = 40'
SHEET 1 OF 1

- LEGEND**
- LB = LICENSED BUSINESS
 - CBS = CONCRETE BLOCK STRUCTURE
 - (D) = DEED
 - AC = AIR CONDITIONER
 - FPL = FLORIDA POWER POLE TRANSFORMER
 - BFP = BACKFLOW PREVENTOR VALVE
 - WM = WATER METER
 - WV = WATER VALVE
 - XX = FIRE HYDRANT
 - (WPP) = WOOD POWER POLE
 - MANHOLE
 - ⊙ = LIGHT POST
 - ⊙ = CLEAN OUT
 - = STEEL POST

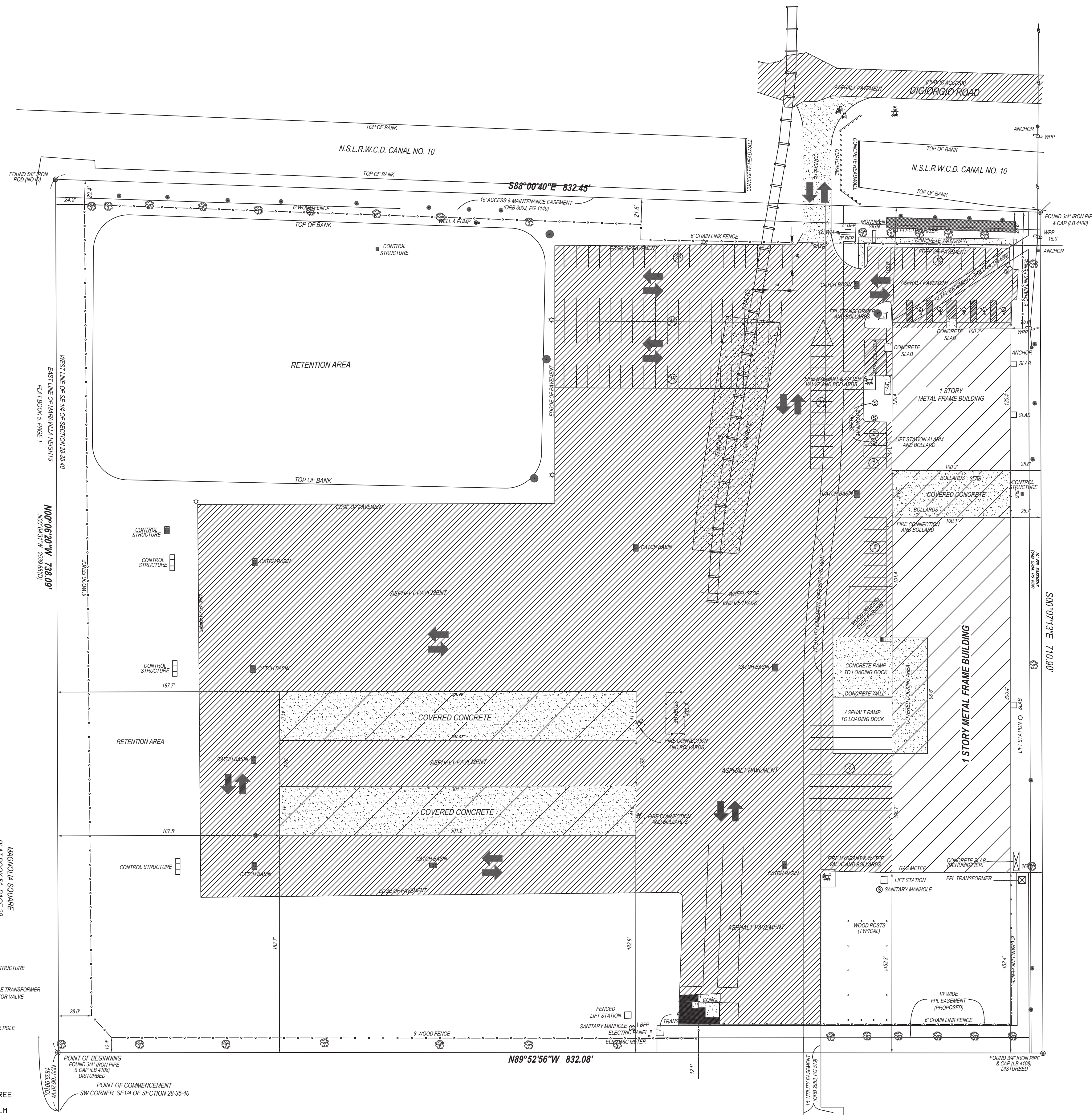
MAGNOLIA SQUARE
 PLAT BOOK 51, PAGE 28

MAGNOLIA SQUARE
 PLAT BOOK 51, PAGE 28

WEST LINE OF SE 1/4 OF SECTION 28-35-40
 EAST LINE OF MARAVILLA HEIGHTS
 PLAT BOOK 5, PAGE 1
 N00°06'20"W 738.09'
 N00°04'31"W 238.89'(D)

POINT OF BEGINNING
 FOUND 3/4" IRON PIPE
 & CAP (LB 4108)
 DISTURBED
 POINT OF COMMENCEMENT
 SW CORNER, SE 1/4 OF SECTION 28-35-40

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- LEGEND**
- LB = LICENSED BUSINESS
 - CB = CONCRETE BLOCK STRUCTURE
 - ID = DEED
 - AC = AIR CONDITIONER
 - FPL = FLORIDA POWER POLE TRANSFORMER
 - BFP = BACKFLOW PREVENTOR VALVE
 - WM = WATER METER
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - WPP = WOOD POWER POLE
 - MH = MANHOLE
 - LP = LIGHT POST
 - CO = CLEAN OUT
 - SP = STEEL POST
 - OT = OAK TREE
 - ST = SYCAMORE TREE
 - CP = COCONUT PALM

SITE PLAN
SCALE: 1" = 100'

GENERAL PROJECT INFORMATION

Address	1121 Digiorgo Rd, Ft. Pierce, FL
Parcel ID #	2428-421-0002-000-7
Parcel Size	13.837 Ac.
Zoning	Light Industrial
Blg 1 - Office/Warehouse	12,000 SF
Blg 2 - Warehouse/Processing	30,000 SF
Total	42,000 SF
Parking Required @ 1 space/600 SF	70 spaces
Parking Spaces Provided	112 spaces
	5 Handi-cap spaces
Surrounding Uses:	
North	Industrial
South	Industrial (vacant)
East	Industrial
West	Residential
Total Impervious Surface	7.403 Ac.
Stormwater Retention Area	1.923 Ac.
Open/Landscape Space	4.511 Ac.
Flood Zone	X (Area of Minimal Flood Hazard)

CLIENT
AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT
SOUTHEAST REGIONAL RECYCLING FACILITY

TASK
ORIGINAL ISSUE:
REVISIONS:
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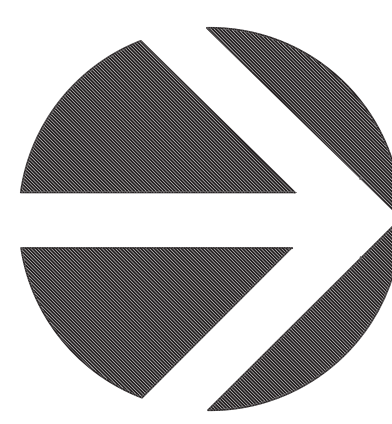
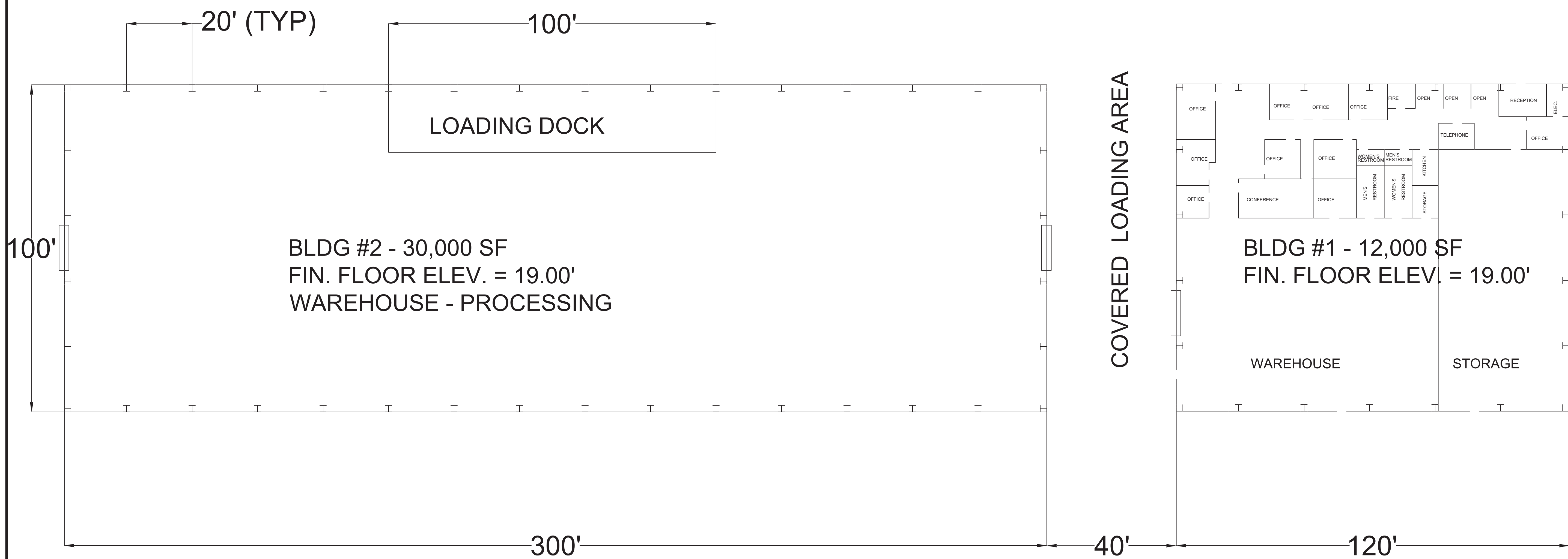
PROFESSIONAL ENGINEER
DAVID J. BOLAM, P.E.
FL LIC. NO. 42480

CIVIL SHEET NO.
C-1

SALTUS ENGINEERING, INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

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OFFICE/WAREHOUSE FLOOR PLANS
SCALE: 1/16" = 1'-0"

SALTUS ENGINEERING, INC.
CERT. OF AUTH. NO. 31210
POST OFFICE BOX 8969
FLEMING ISLAND, FL 32006
PHONE (904) 742-6545

PROFESSIONAL ENGINEER
DAVID J. BOLAM, P.E.
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CLIENT
AMERICAN COMPLETE ORGANICS RECYCLING, LLC

PROJECT
SOUTHEAST REGIONAL RECYCLING FACILITY

TASK
OFFICE/WAREHOUSE FLOOR PLANS

ORIGINAL ISSUE: _____

REVISIONS:

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NOT FOR CONSTRUCTION UNLESS INDICATED ABOVE

JOB NO. _____
DRAWN _____
DESIGNED _____
CHECKED _____
QC _____

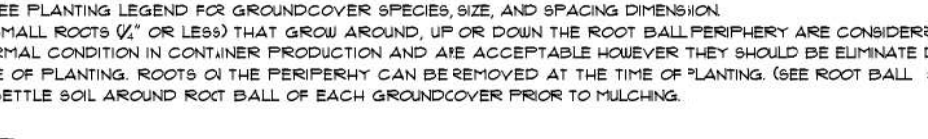
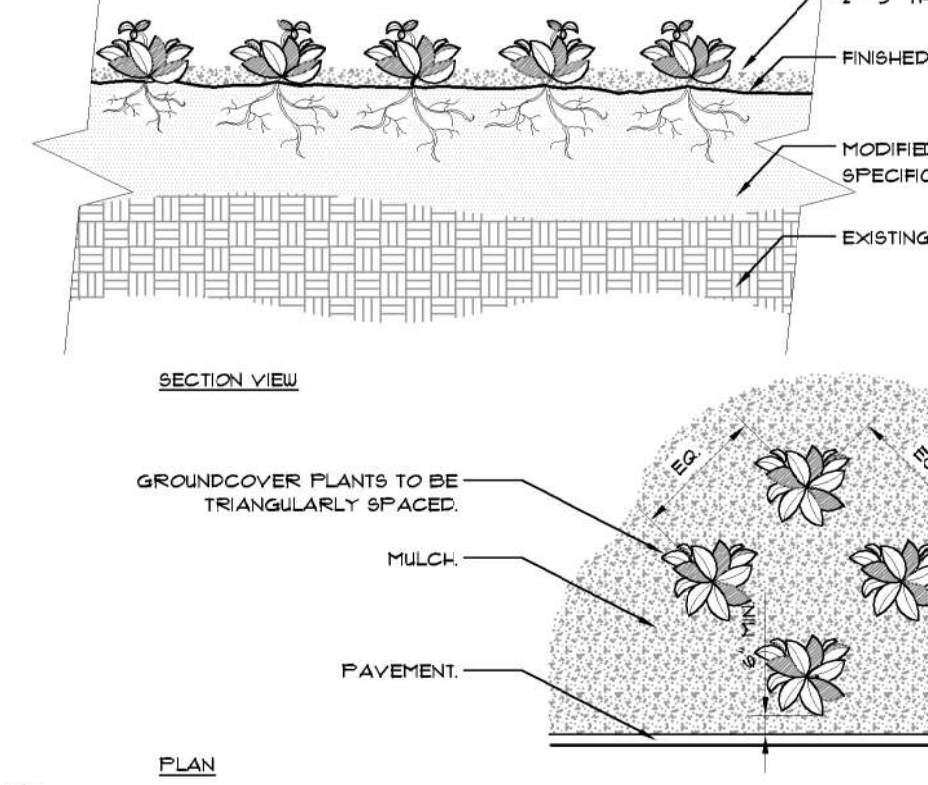
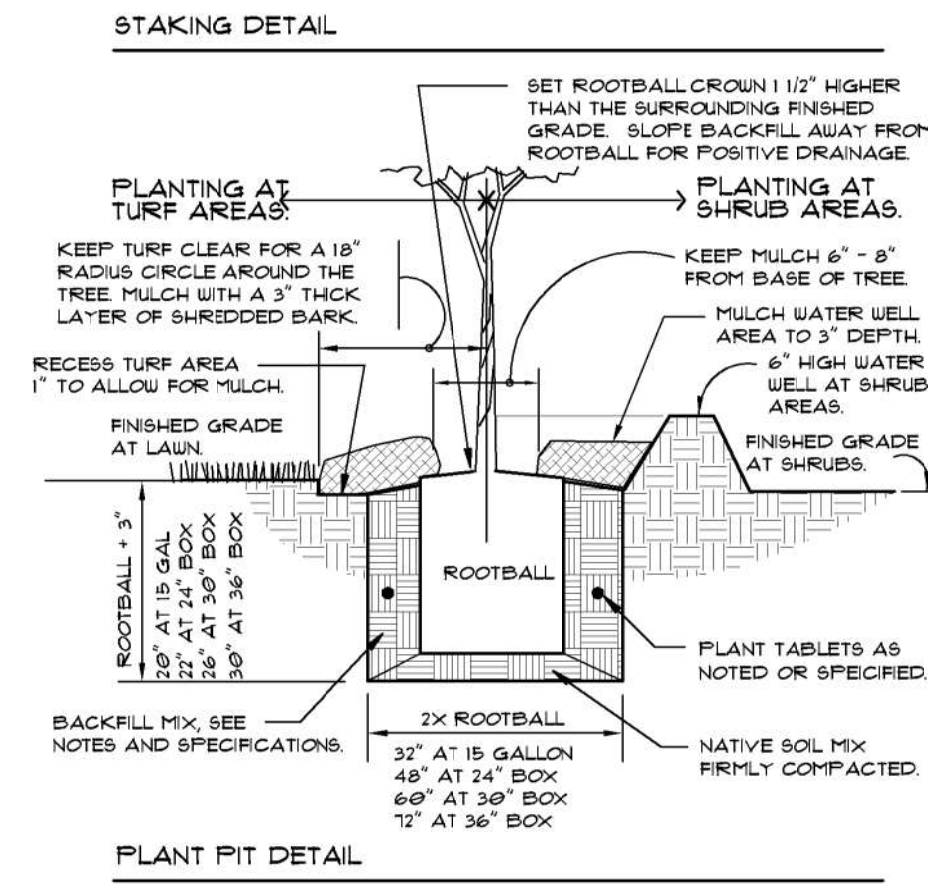
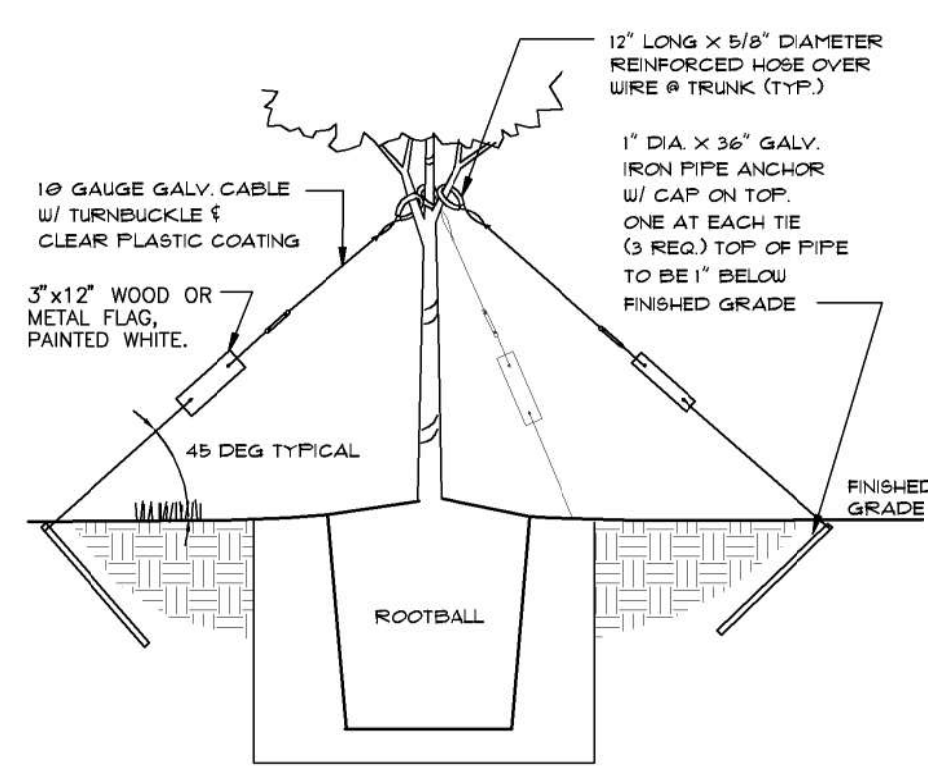
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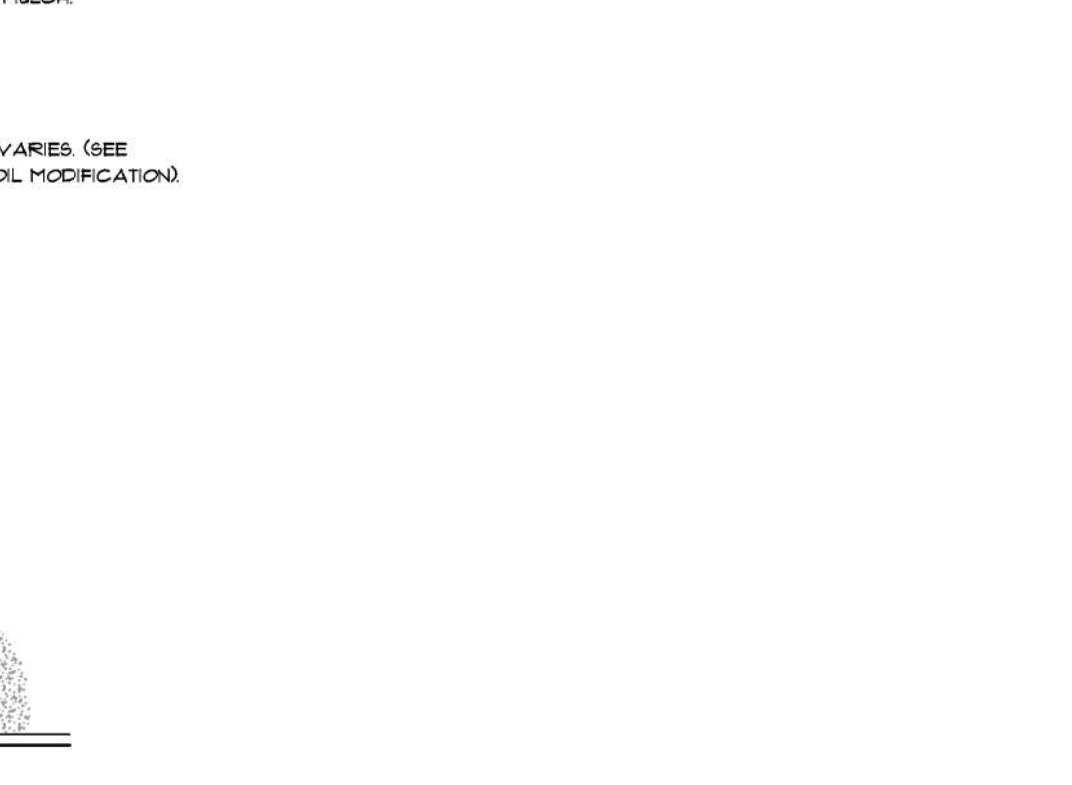
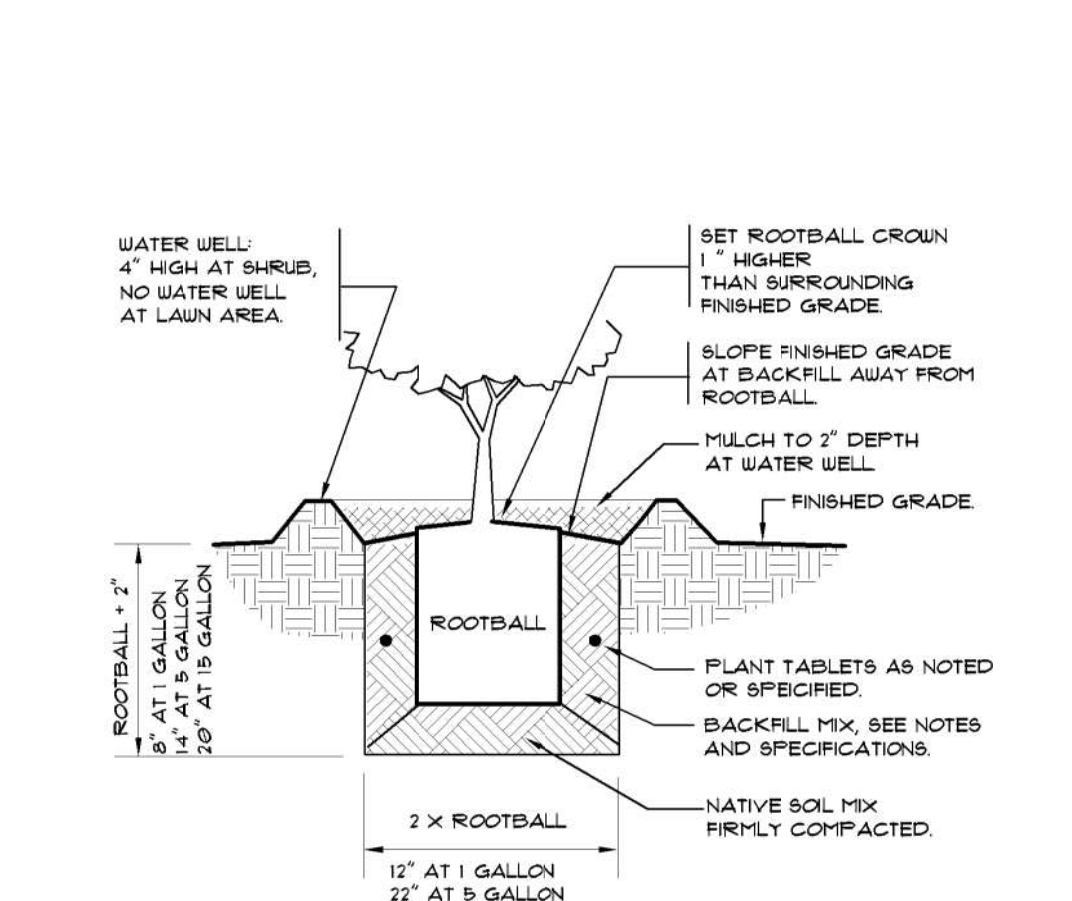
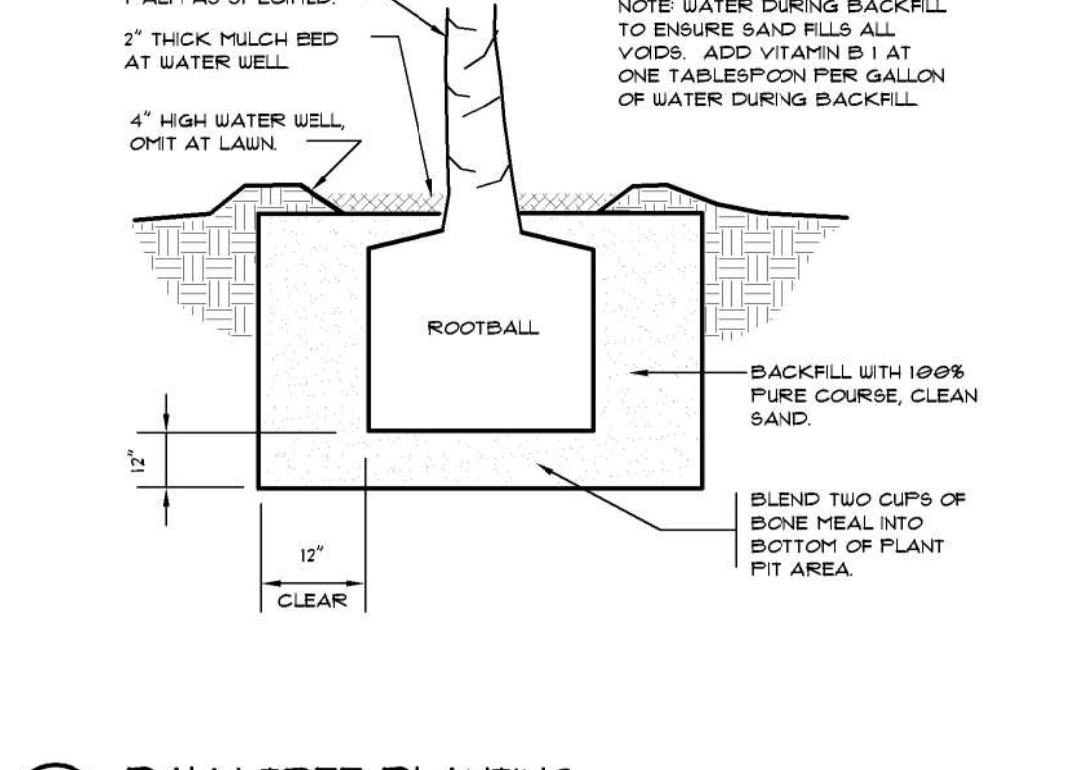
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LANDSCAPE INSTALLATION NOTES:

- THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
- ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
- LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER** (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
- THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
- PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
- ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPED THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
- ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
- PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
- ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
- ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
- 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
- NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
- PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
- THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
- ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
- ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
- SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
- THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
- THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
- THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
- ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



NOTES:
 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE AND SPACING DIMENSION.
 2- SMALL ROOTS (2\"/>



NOTES:
 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE AND SPACING DIMENSION.
 2- SMALL ROOTS (2\"/>

LANDSCAPE MAINTENANCE GUIDELINES:

- LAWN CARE:**
 - MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
 - FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
 - PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
 - 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
- MULCH:**
 - ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
- FERTILIZING:**
 - FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
 - YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
 - DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
 - MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
- PEST AND DISEASES:**
 - SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
 - USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
 - CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
- WEEDS:**
 - WEED CONTROL SHALL BE PREVENTATIVE.
 - HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
- IRRIGATION:**
 - PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
 - NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
 - NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
 - TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
 - AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
 - THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
 - INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
 - REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
- PRUNING:**
 - ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
 - REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
 - FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
 - SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
 - SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
 - HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
 - ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
- DIVIDING PLANTS:**
 - BROMELIADS:** WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - HERBACEOUS PERENNIALS:** THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
- RELOCATING PLANT MATERIAL:**
 - THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
- MAINTAINING SOIL PH:**
 - SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
 - ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - ACIDIC ORGANIC MATTER, SUCH AS FINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
 - GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
- CONTAINER PLANTS:**
 - ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
- COLD PROTECTION:**
 - WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

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Project No. 07-048
Traffic
Sender's Email: smatthes@ct-eng.com

MEMORANDUM

To: Fred Mussari
From: Stefan K. Matthes, P.E.
Date: November 24, 2020
RE: 84 Lumber Truss Facility
Traffic Impact Study Review – New Use

It is our understanding that the existing 84 Lumber facility will be changed to a new use that will provide truck trailer storage and repacking of materials for redistribution.

As requested, we have reviewed the originally approved Traffic Impact Study for the above referenced project from a trip generation standpoint for the new use.

The following is the originally approved traffic Impact Study trip generation:

ADT: 203 VPD
AM Peak: 30 VPH
PM Peak: 39 VPH

As reported by the developer, the proposed use is expected to generate 20 tractor trailers/day inbound, 6/day outbound (recyclable material to the County Recycling Center), with 20 employees when we reach full capacity. This should result in the following trip generation:

ADT: 20 employees * 2.5 trips pre day and 26 trucks = 76 VPD
AM Peak: 20 VPH
PM Peak: 20 VPH

As referenced above, the estimated trip generation for the new use is less than the originally approved volumes.

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October 21, 2020

ACOR, LLC/Fred Mussari
783 Co Rd 13 S
St Augustine, FL 32092

Subject: 1121 Digiorgio Road – Pre-Application Comments for October 21, 2020 conference call

Fort Pierce Planning

1. The subject property is located within the I-1, Light Industrial Zone. Waste-Related Uses are considered a Conditional Use by City Code Section 125-187 Allowed Uses.
2. Please provide the Planning Department with a narrative explaining your proposed daily operations.
Included with the application
3. Per City Code Section 125-315. – Off-Street Parking and Loading; please provide one (1) designated parking space per 600 square feet of gross floor area.
112 spaces provided (1.6/600 SF), including 5 spaces for Persons with a Disability. Details provided in the site plan and in narrative
4. The subject site seems to be an industrial park. Will your operation be the only business occupant on this site? **Yes**
5. Please explain the living quarters on the second (2nd) floor of the warehouse. What is the purpose of the living quarters? **This was on the original 84 Lumber plan for another location – does not represent this site. No living quarters exist and there is no 2nd floor.**
6. Provide a more detailed Site Plan with a designated parking area. **See attached Site Plan**
7. Provide Color Elevations of the proposed warehouse. **Photos included to support the Design Review**
8. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior, exterior landscaping and a landscape rendering.
Attached to the application
9. Please adhere to City Code Section 123-6. – Required Bond (Landscaping).
10. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). Lighting for commercial uses must have a minimum average of two (2) footcandles. **See attached Lighting Plan with Photometric Survey**

Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee". The City also temporarily reduced some application fees and those can be found under the link "Fee Schedule – Temporarily

Reduced Fees Expire 11/30/2020".

Submit the following along with your application(s):

Notarized Conditional Use Application **attached**
Notarized Design Review Application **attached**
St. Lucie County Property Record Card **attached**
Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc. **included**
General Location Map **attached**
Survey **attached**
Site Plan **attached**
Floor Plan **attached**
Landscaping Plan **attached**
Lighting Plan **attached**

Fort Pierce Engineering Department

This is an existing developed site previously identified as 84 Lumber. Engineering has no comments to offer pertaining to utilizing the existing buildings and miscellaneous site improvements as a food and beverage de-packaging facility.

Fort Pierce Utility Authority

Below are FPUA comments regarding the pre-application for 1121 DiGiorgio Road (Location changed from 1008 Bell Ave.).

W/WW Engineering: The existing facility currently has a 1.5" water meter and is connected to sewer via an existing private grinder station. There is currently a lint trap on site but a grease trap is required. Our Pretreatment Department will be requiring samples taken from each tanker discharging into FreshCo lift station and then daily sampling once the facility has been approved to discharge to FPUA's sewer system for about six months or until we can see a pattern in the analytical results; weekly sampling will then follow. Please continue to work with Mr. Harry Sherva in our Pretreatment Department- (hsherva@fpu.com). Please find attached FPUA Developer's responsibility that will walk you through the development process with getting your project up and running. **Working with FPUA to finalize Pre-Treatment Program Participation**

Please reach out to Lugey Dawson: ldawson@fpu.com or 466-1600 ext. 3428 to discuss the bulk billing agreement for the process discharge that will be required for your facility.

Electric & Gas Engineering: Approved

Electric - The property is not in the FPUA electric service area. Located in FPL service area.

Gas – Existing natural gas service currently on the site. For more information, please contact Ana Johnson.

Fort Pierce Building Department

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

The following comments are offered based preliminary plans.

1. Digiorgio Road is a County maintained roadway. Any modifications necessary for the site within the right-of-way will require a County right-of-way permit. **No modifications are planned**
2. The sites outfall to the north to a County canal. Additional improvements to the site may require a permit for the discharge into the canal. **No additional improvements are planned**
3. A Traffic impact review will be evaluated by the County at application submittal. **See traffic study and letter from engineer attached**
4. For discussion regarding these comments, please contact myself at 772-462-1491 or haysd@stluceico.org.

City Clerk Office

No Comments

Code Enforcement

No Comments