

**ATLANTIC COAST RECYCLING  
CONDITION USE – NO IMPROVEMENTS  
TRAFFIC IMPACT STATEMENT  
JANUARY 2025**

The existing Atlantic Coast Recycling's business operation is located at 3001 Avenue D, and was annexed into the City of Ft. Pierce in December 2008. A copy of the City of Ft. Pierce staff report, and supporting information, that was reviewed by the City Commission as part of this 2008 annexation is attached for reference purposes.

Referring to the 2008 staff report, and the minutes of the November 2008 City Planning Board meeting, at the time of annexation the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers. Since at least 2004, the St. Lucie County Business Tax License (which for it to be initially issued required a County zoning compliance verification review) has identified the uses on this property as being "RECYCLING/ MISC/ MFG (RECYCLING)." A copy of the 2009/2010 city of ft pierce business tax license for this operation is also attached (subsequently issued license are in the archival files of the City of Ft. Pierce and are not available (at least that we could find) through online resources.

Following annexation of the property into the City of Ft. Pierce, modifications to the existing site plan for this property were approved by the City Commission in 2010, providing for the construction of a new shipping platform and compacting equipment. Construction of these facilities was completed in 2011.

Following the annexation of the subject property into the City of Ft. Pierce in 2008, subsequent City Business Tax Receipts (BTR's) were issued for this property through 2024, each of which recognized the same use classification and limitation. The first such BTR was issued in 2009/2010. A copy of this BTR is attached to this narrative.

In 2024, the City of Ft Pierce discontinued the collection of Business Tax Receipts, for those business operations located with the city limits. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process, but that was now cataloged and processed through the City's Enterprise Permitting and Licensing (EPL) computer system. As part of this new compliance review system, the Atlantic Coast property owners have been advised that they need to complete a new local Conditional Use review (CU without improvements), even though our use of the property remains the same as it has been for the last 20, or so, years. We are not proposing any changes in use on the property that would otherwise require reconsideration of this previously recognized property status.

However, and in accord with the City's direction on this matter, we have submitted this Petition for Conditional Use (No Improvements) Review for the existing Atlantic Coast Recycling Center at 3001 Avenue D, and are hereby requesting that the City of Ft. Pierce reaffirm its prior recognition of this facility as being a lawfully operating recycling facility, subject to the lawful limitations of such classification.

As part of the existing operations for Atlantic Coast Recycling are not proposed to be physically expanded, traffic impacts from this facility are expected to remain in the post condition, the same as they were prior to the City's initiation of this Conditional use with no improvements review requirement. As depicted on

the attached site plan, and as approved by the City in 2010, back in 2010, the total square footage of the Atlantic Coast Recycling Center is approximately 10,000 sq. feet (numbers are rounded). Applying the current ITE Trip Generation Rates for a Specialty Contractor ITE 11<sup>th</sup> Edition) to this existing facility results in estimated average annual daily trip impacts upon the adjacent Avenue D of 98 trips per day. The expected am peak period impacts are 20 trips and the estimated PM peak period trips are 22 trips. The adjacent segment of Avenue D is currently shown by the St. Lucie TPO to be operating at Level of Service C, which includes the existing trips being generated by the existing business operations at this center. As this application is for an updated Conditional Use Permit, with no associated improvements, it may be assumed that the anticipated new impacts from this operation onto the Local Street network is, '0'.