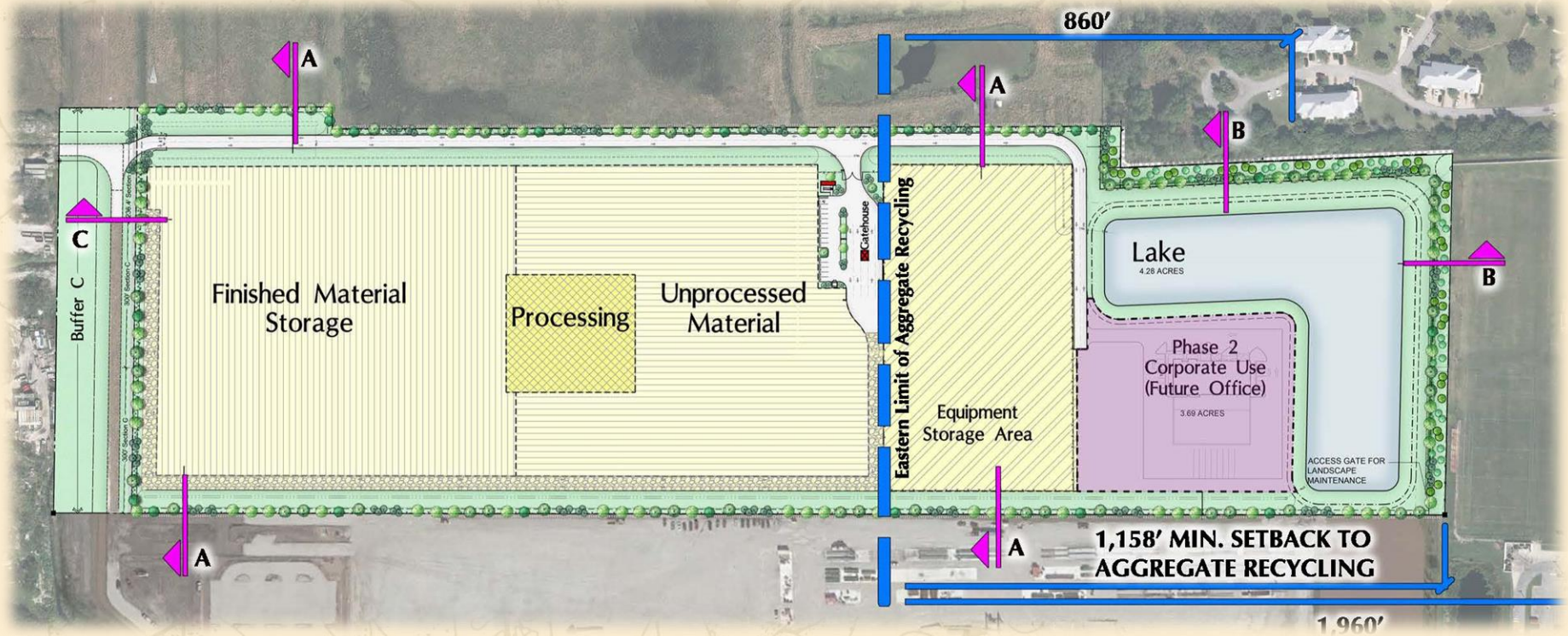


Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



DSE Holdings

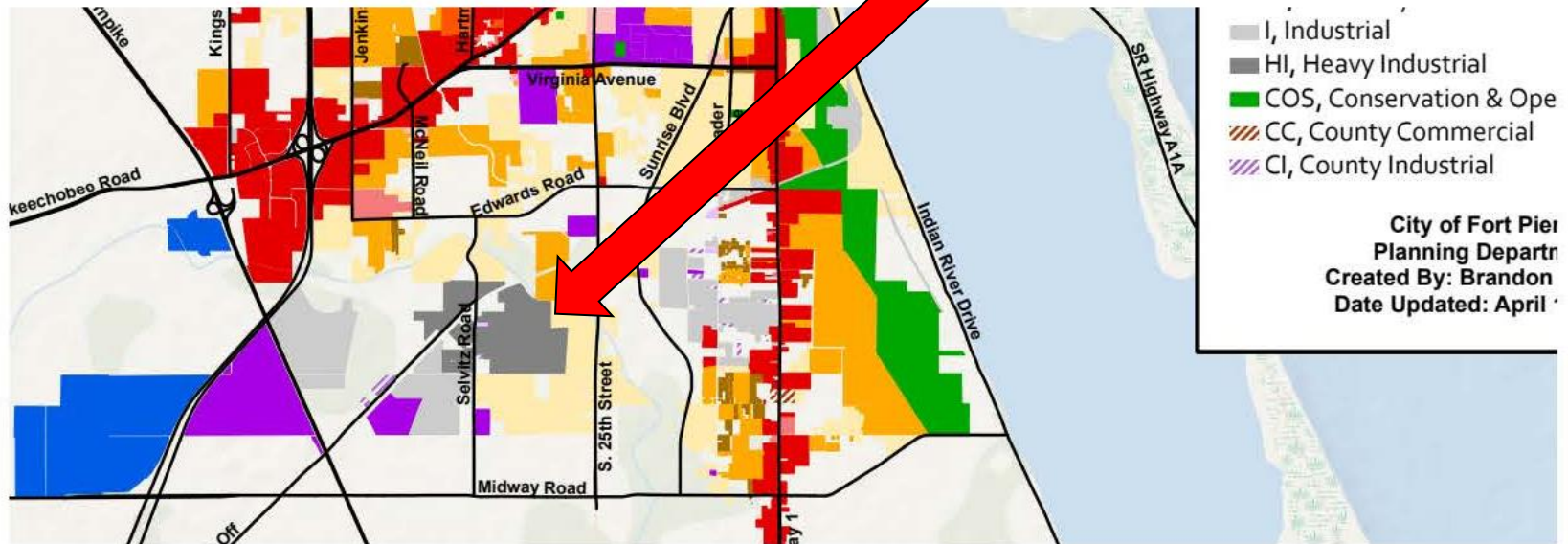
Our Family





Our Story

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



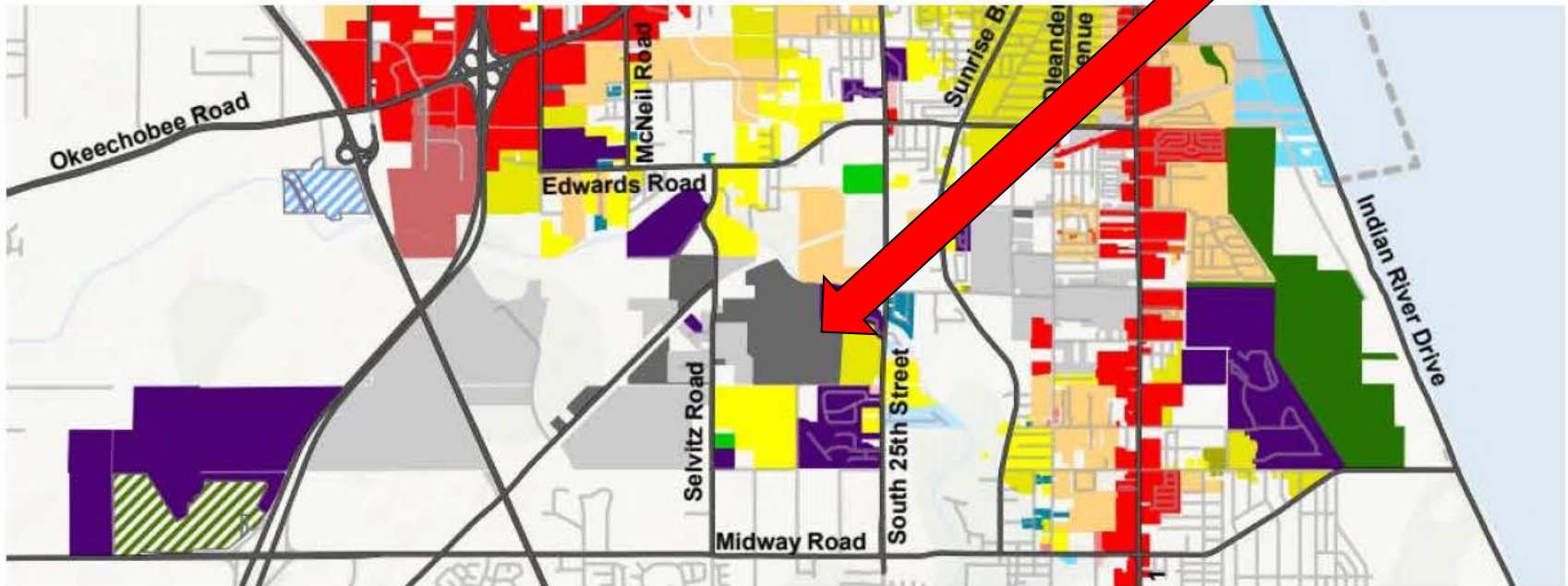
Future land use 2019

For Aggregate Recycling

D.S.E. Holdings

Our Story

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



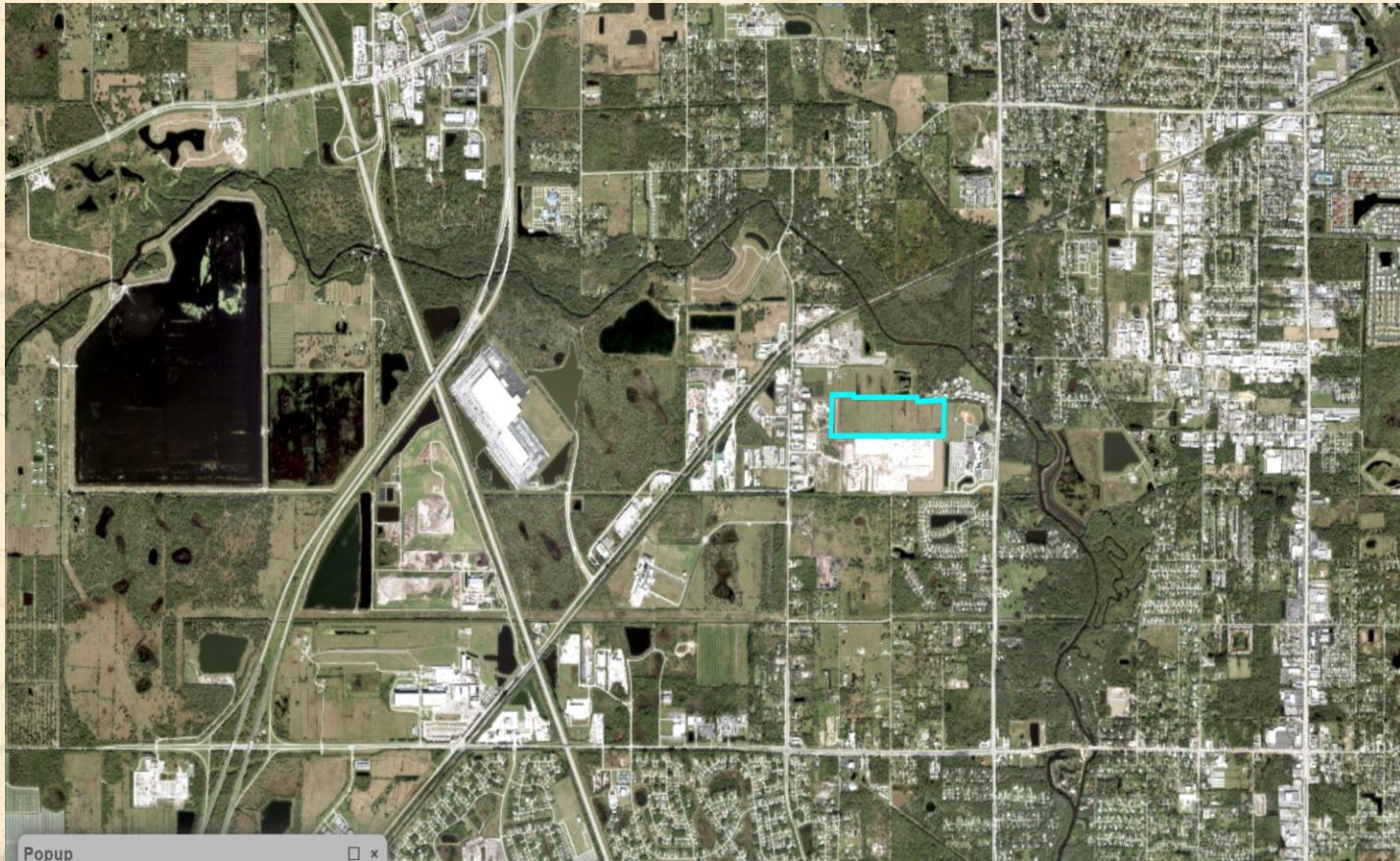
Zoning Map 2019

For Aggregate Recycling

5
D.S.E. Holdings

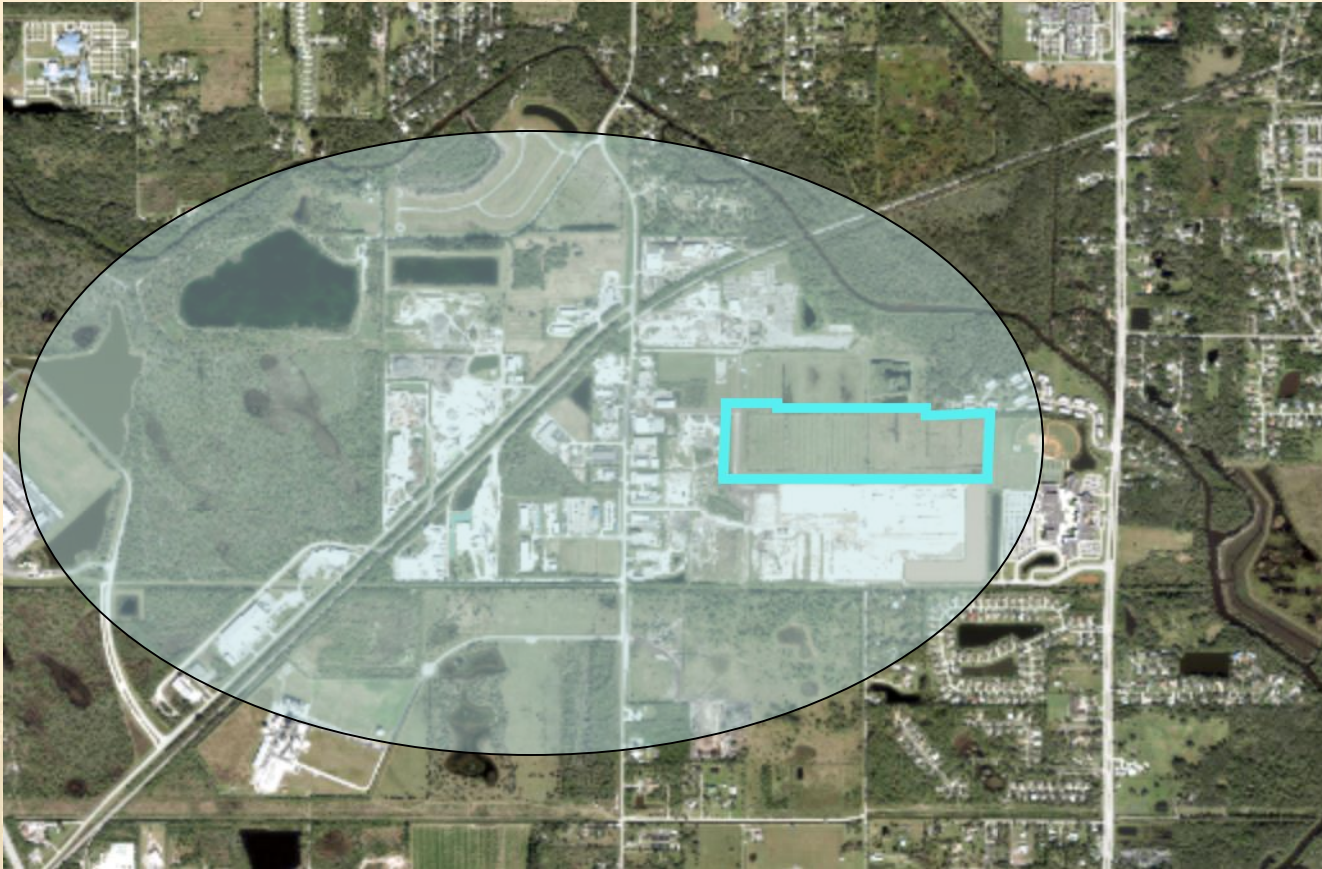
Our Story

- 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

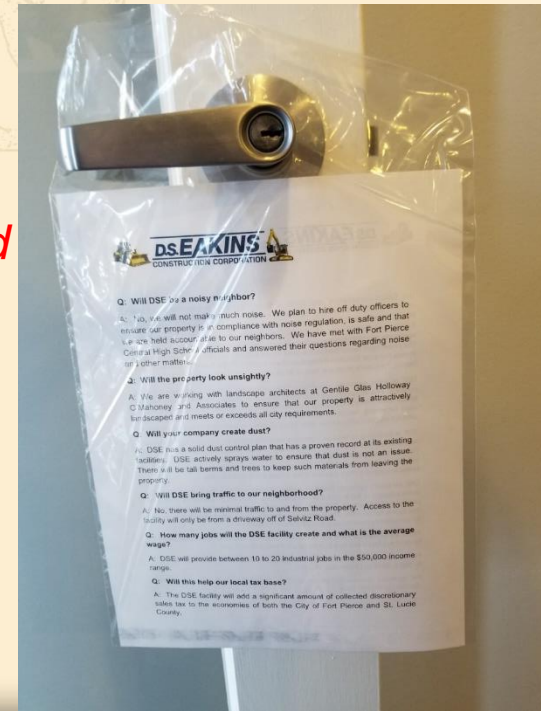
We listened and acted to:

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



Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd 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

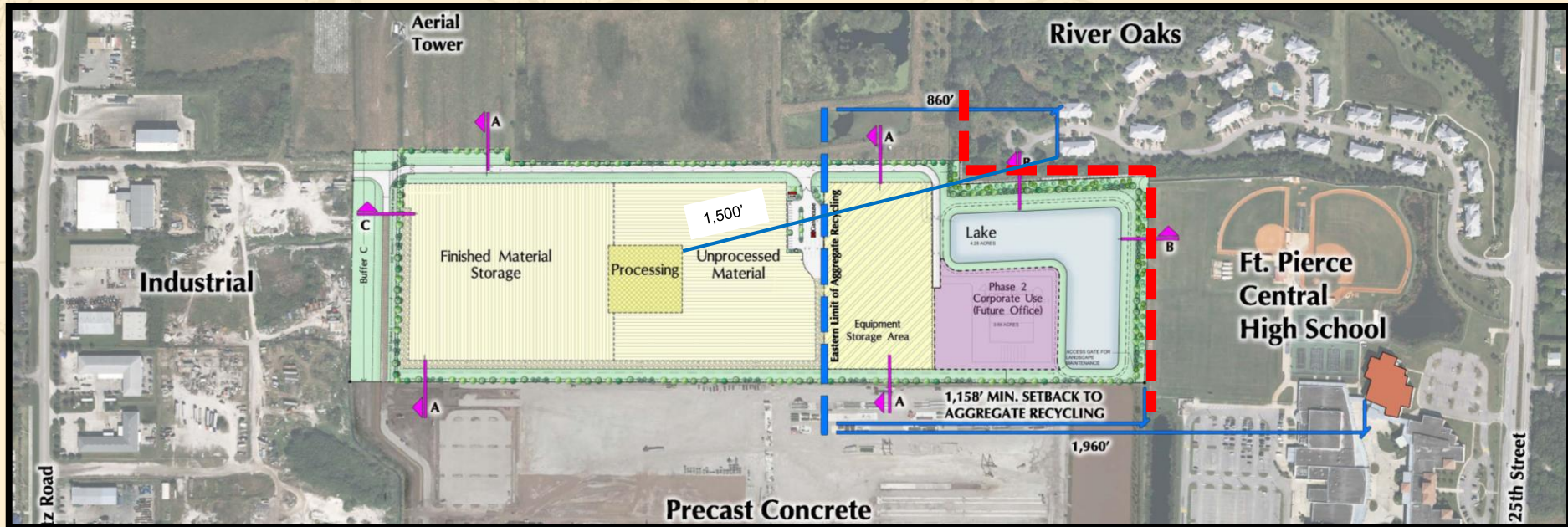
- Planning and Zoning Hearing – July 9, 2019 **POSTPONED**
- 2nd set of DOORHANGERS 8/6/19



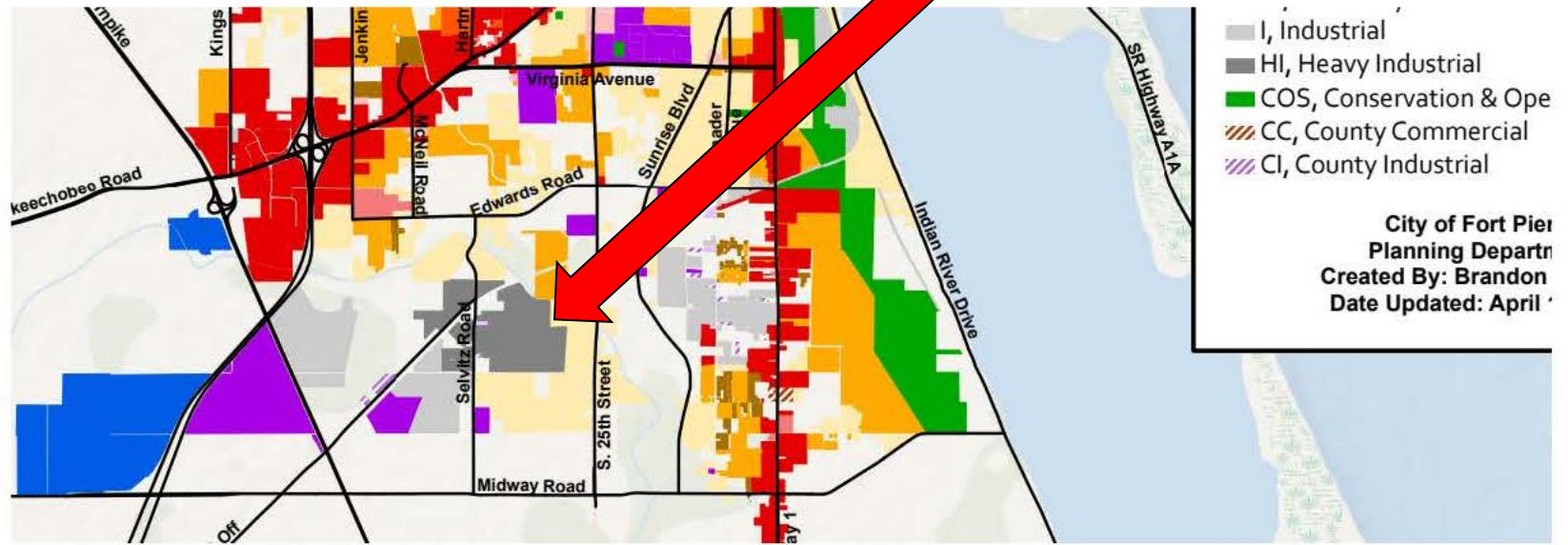
Project Request

- 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

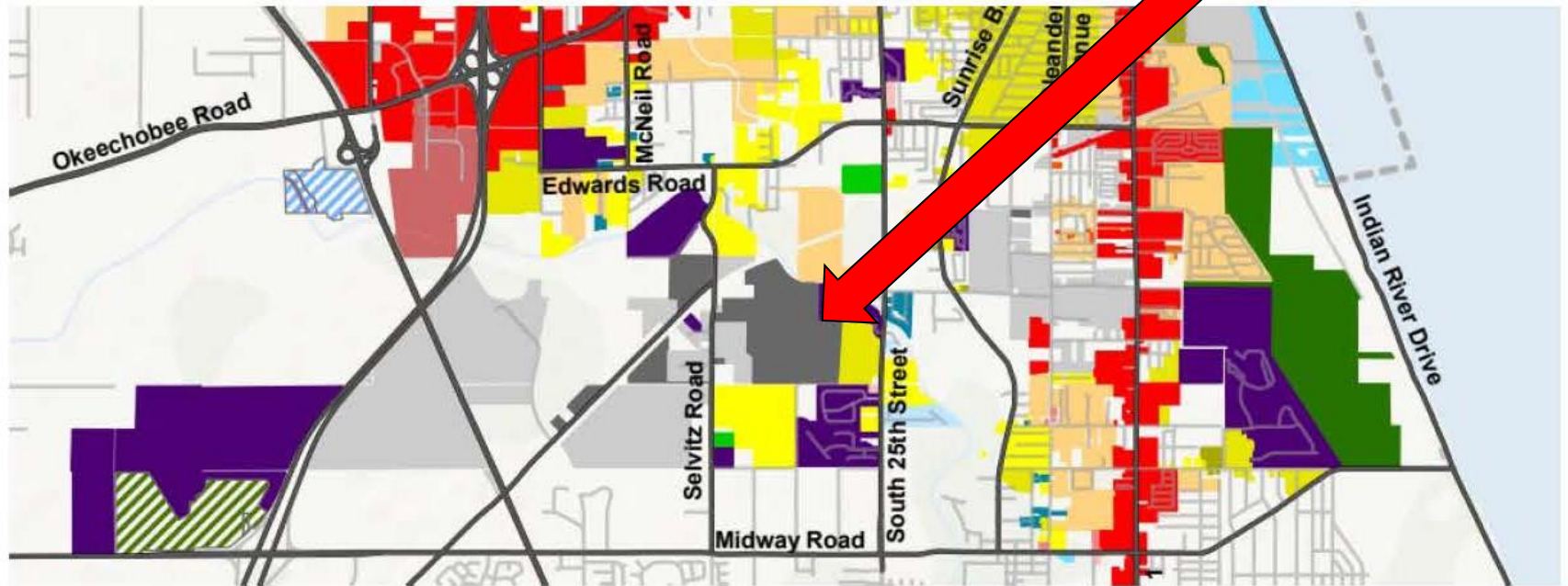


Fort Pierce Land Use



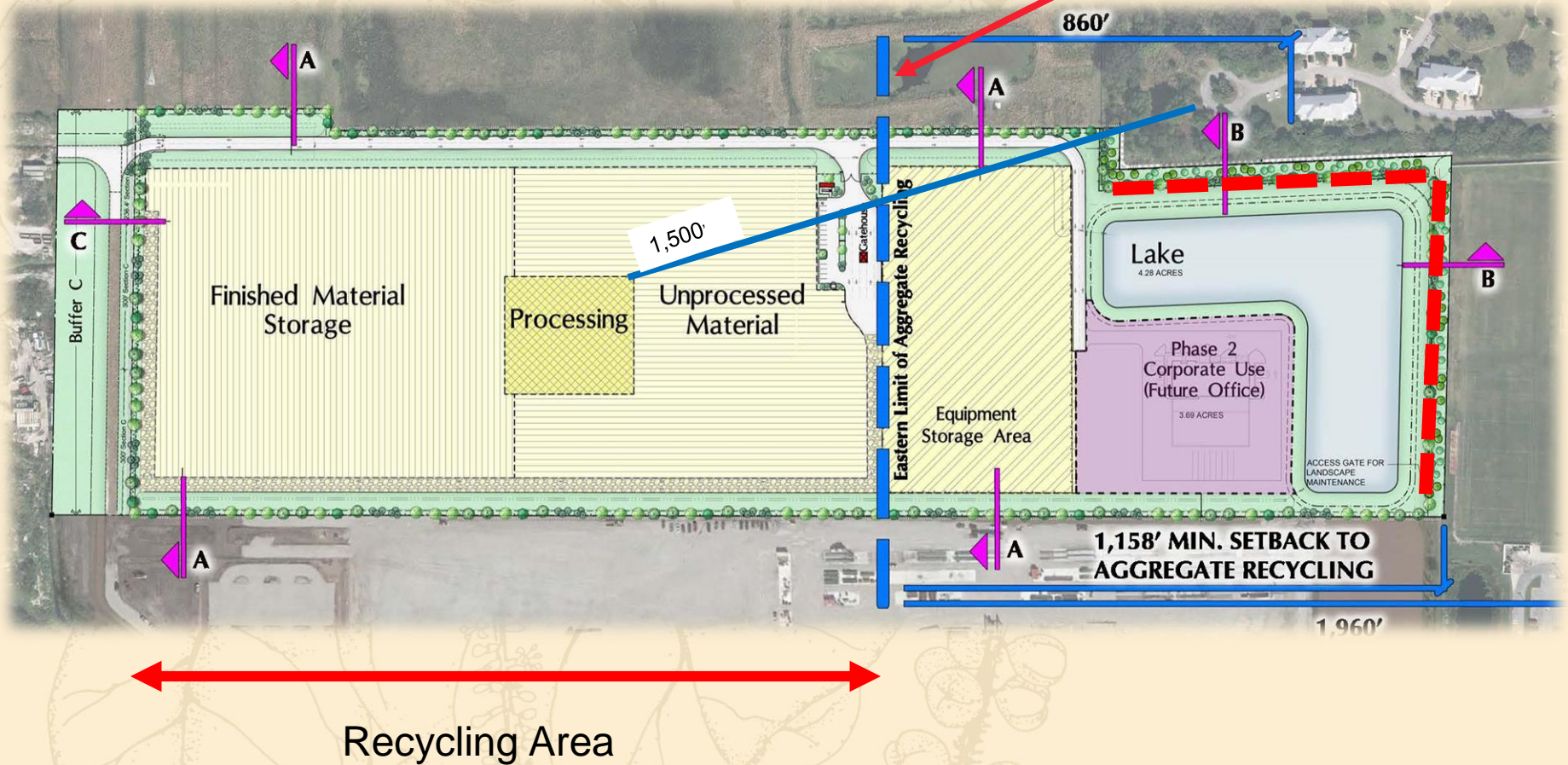
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

Proposed Site Plan

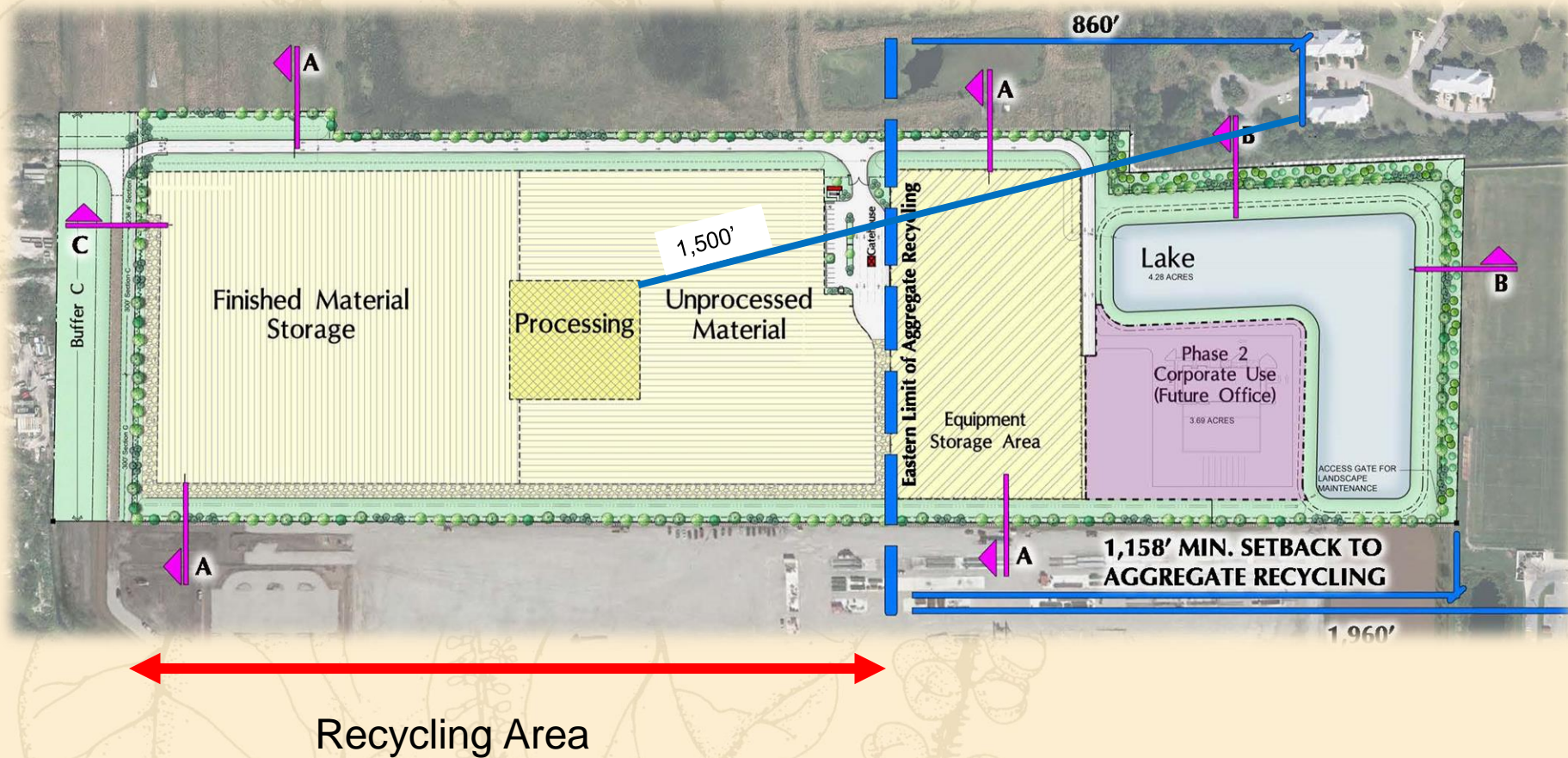


Original Site Plan



Recycling Area

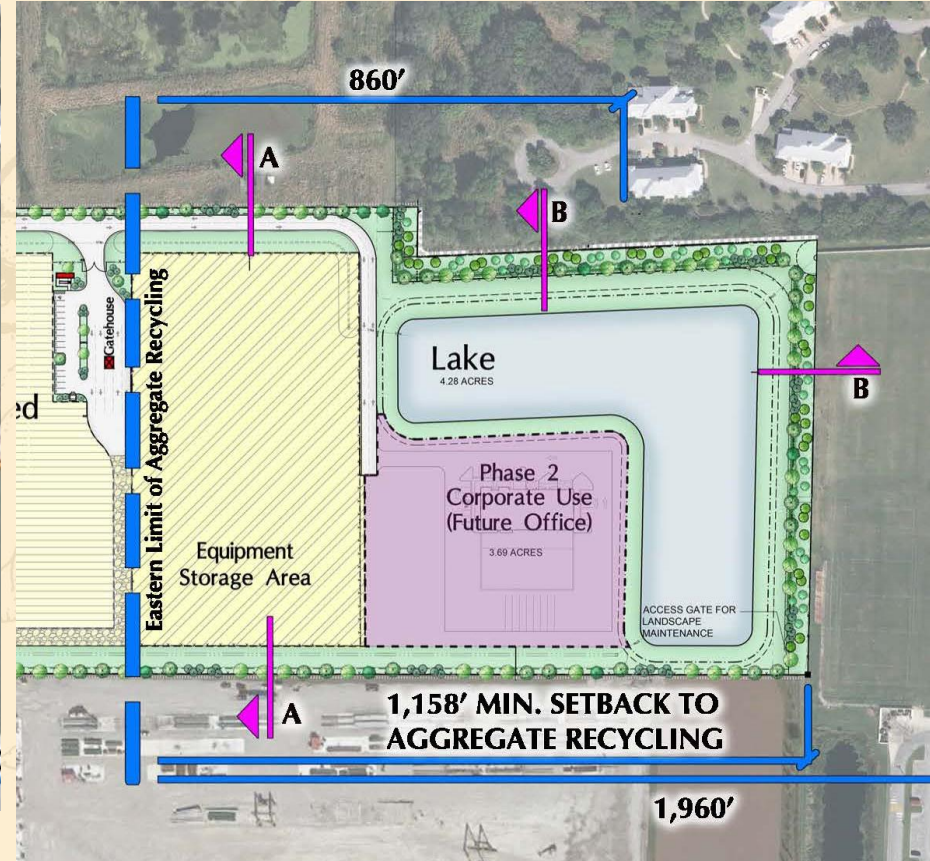
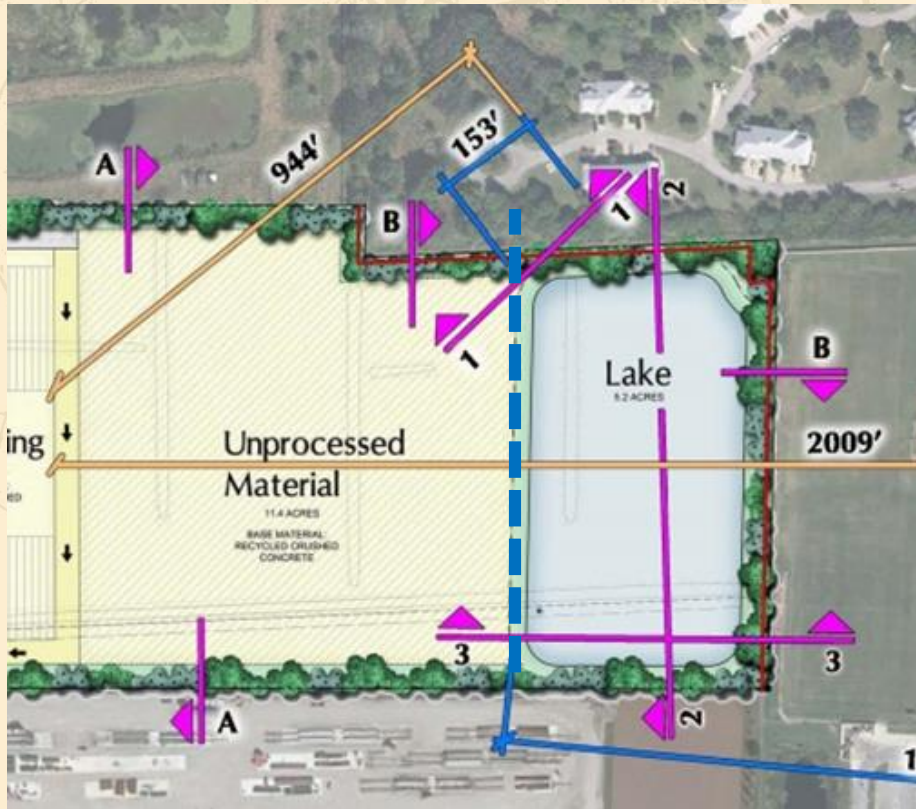
Current Proposed Site Plan



Comparisons

Original Site Plan

Current Proposed Site Plan

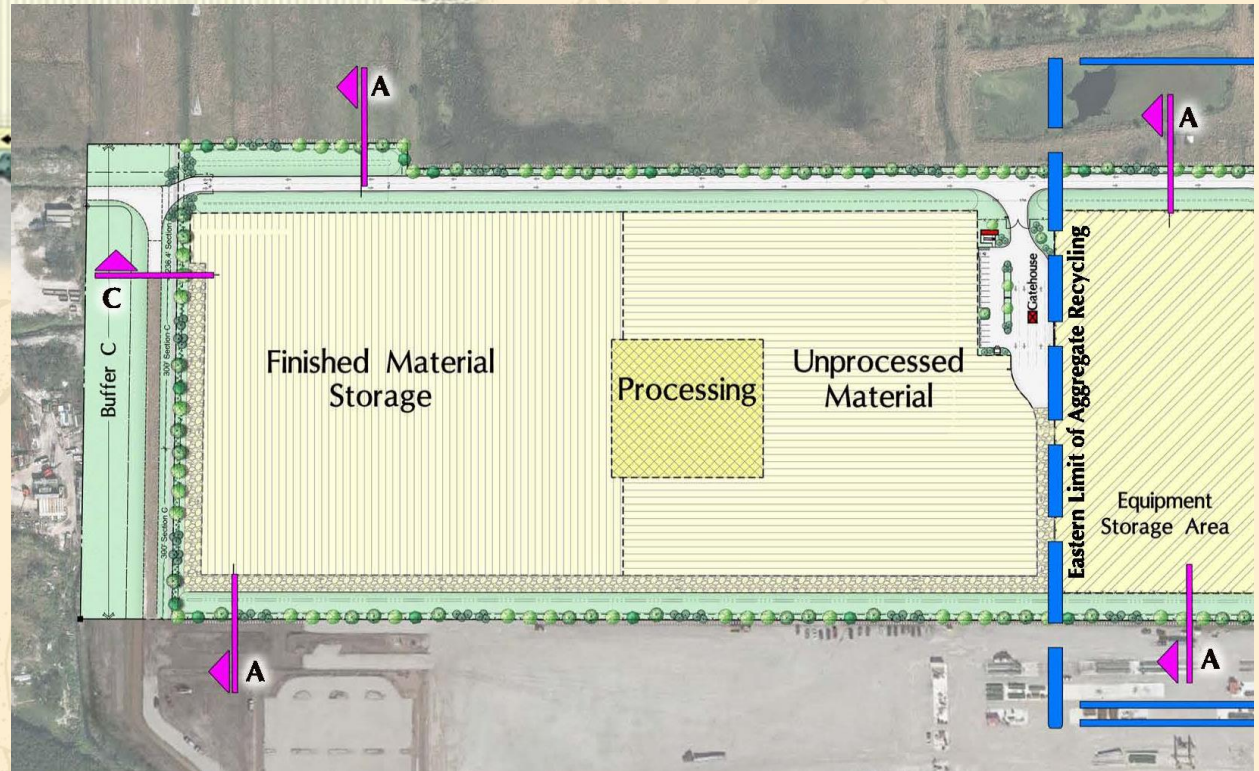


Unprocessed material is closer to the residential and the school

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



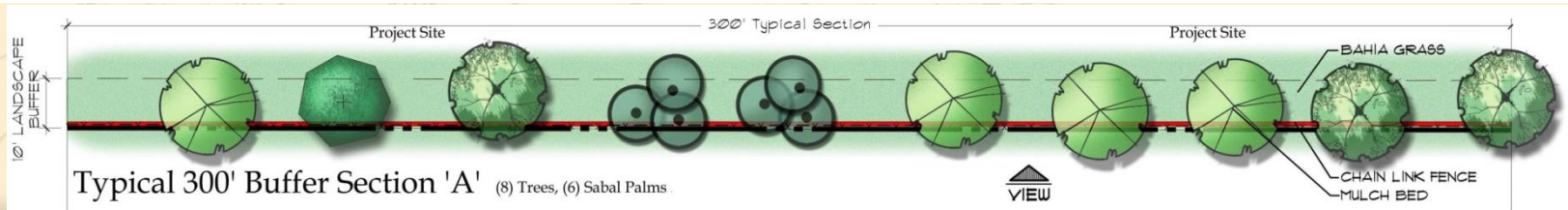
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



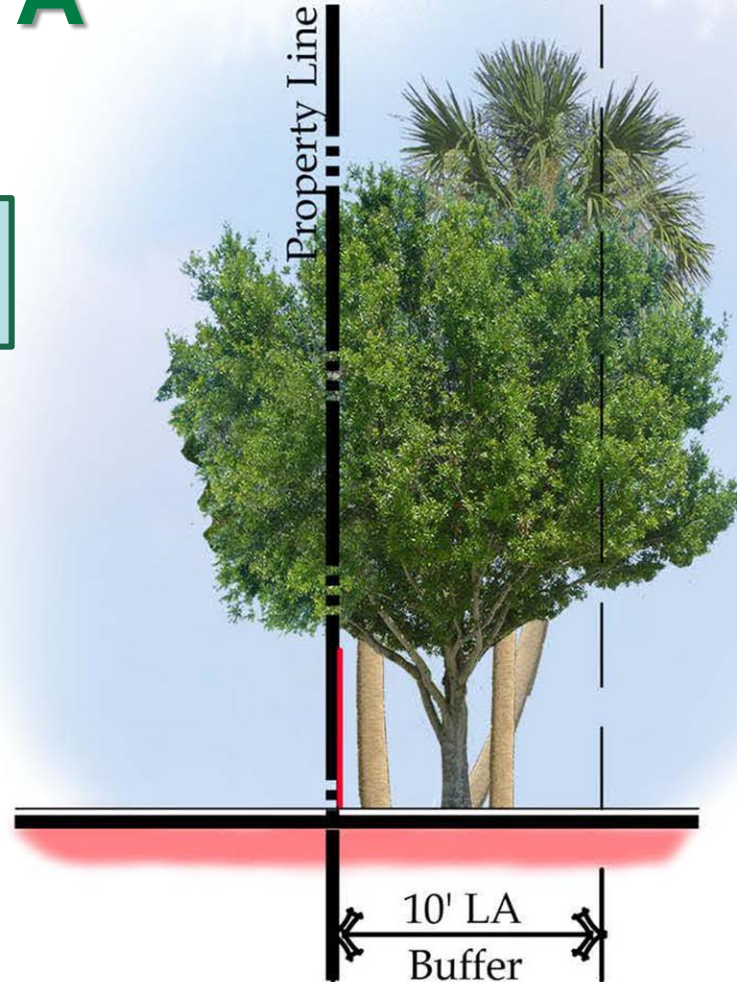
Typical Elevation A Buffer (at Initial Install)



Cross Section A

NO Fence Screening with
Compatible Industrial Use

*North and South
Sides*



Cross Section Buffer A

300' Buffer B



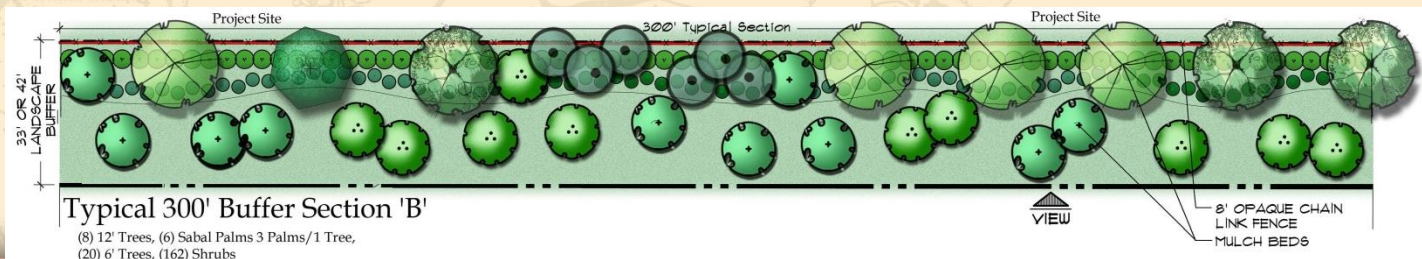
Typical Elevation B Buffer (at Maturity)



Typical Elevation B Buffer (at 5 years)



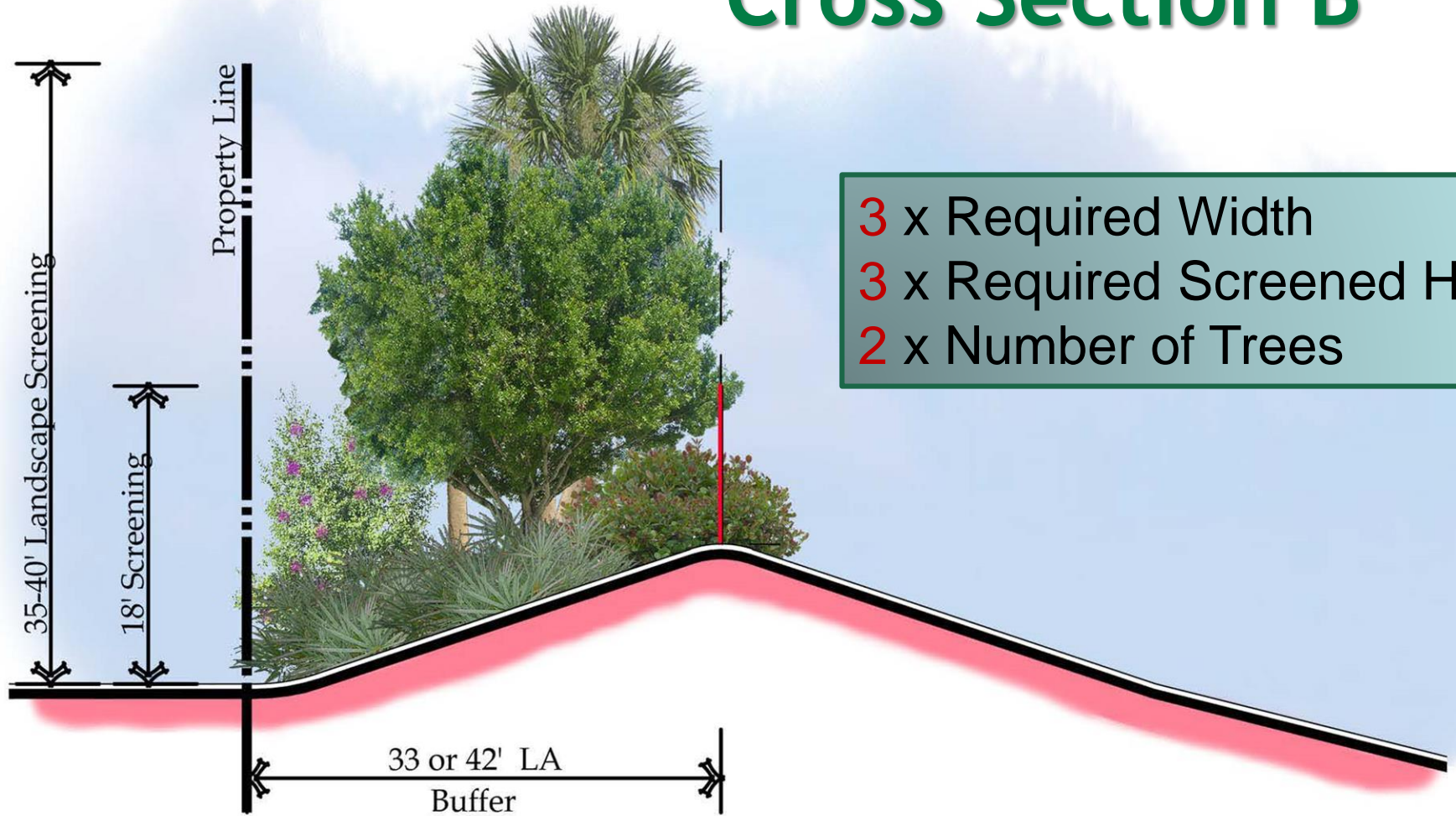
Typical Elevation B Buffer (at Initial Install)



Typical 300' Buffer Section 'B'

- (8) 12' Trees, (6) Sabal Palms 3 Palms/1 Tree,
- (20) 6' Trees, (162) Shrubs

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



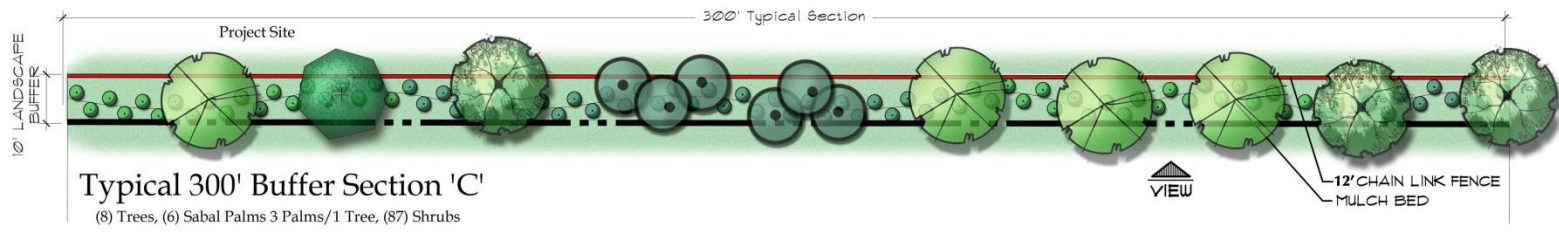
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



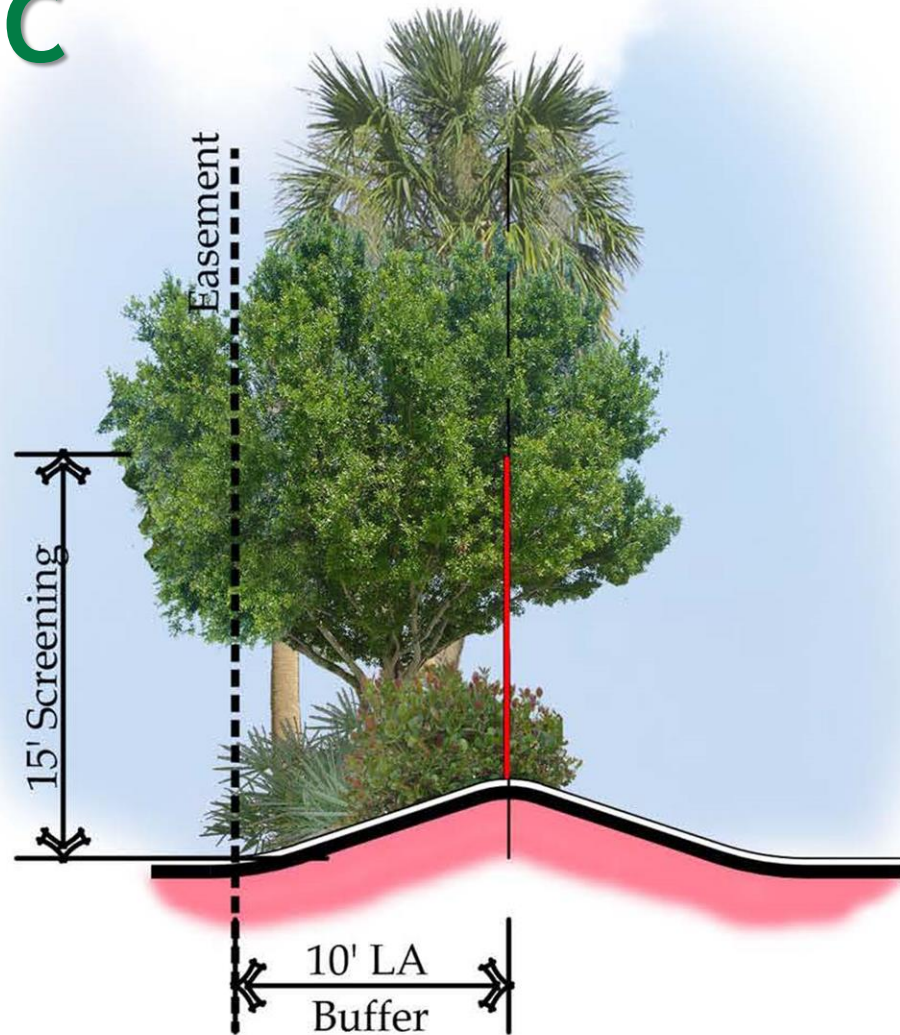
Typical Elevation C Buffer (at Initial Install)



Cross Section C

Against Access Easement

Planted per Right-of-Way
Criteria

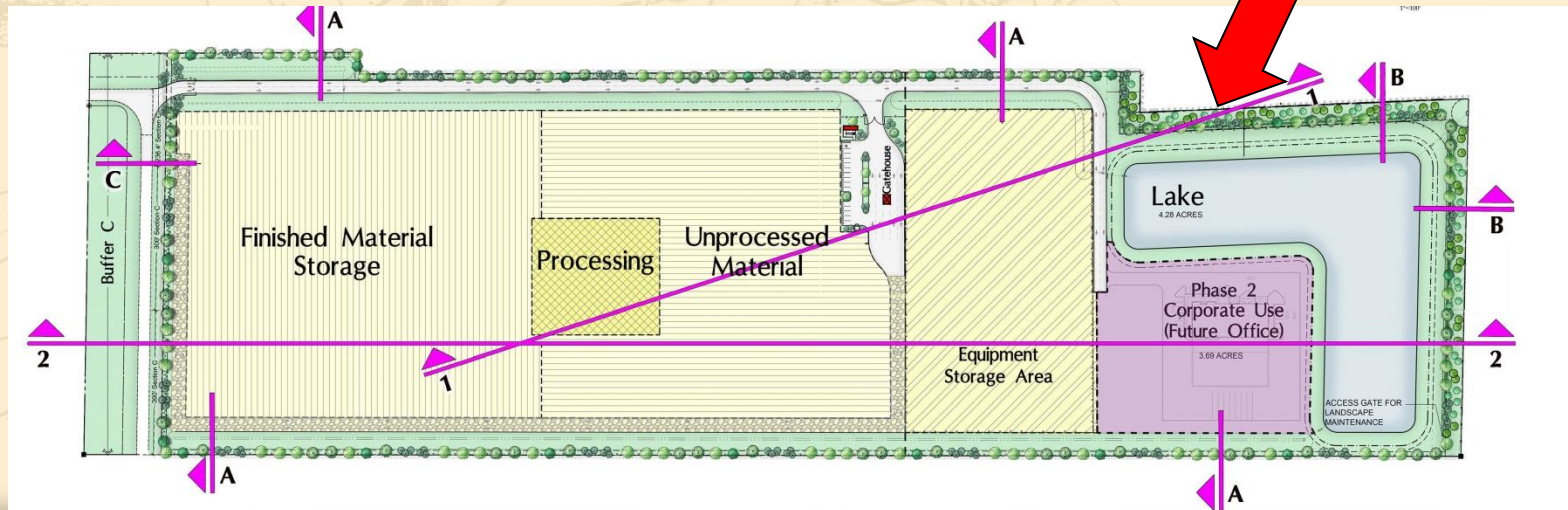
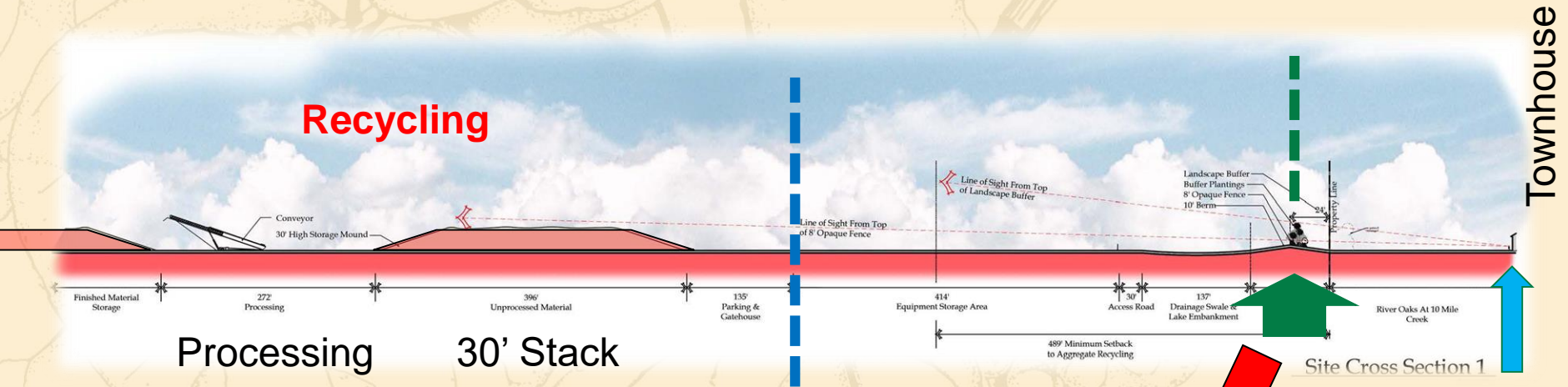


West Side

Cross Section Buffer C

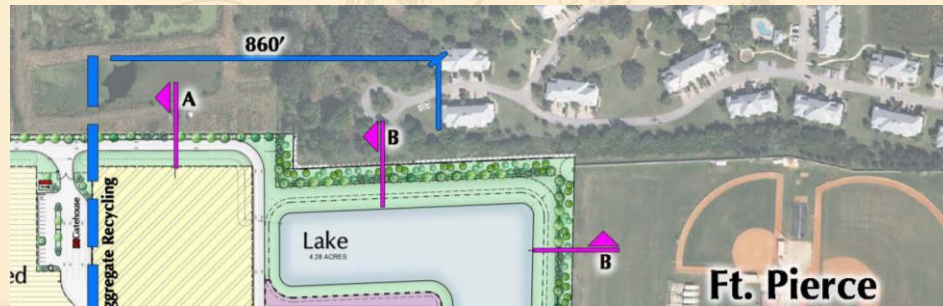
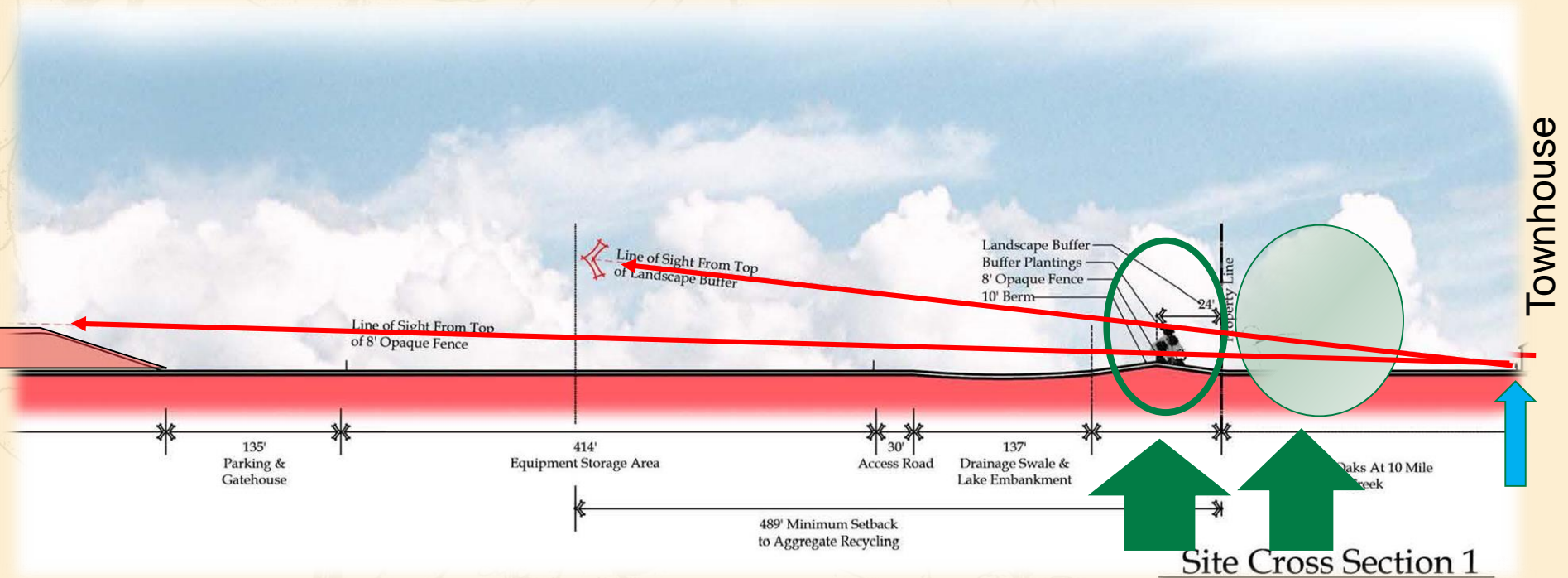
Access Buffer

Visual Impact from Residential

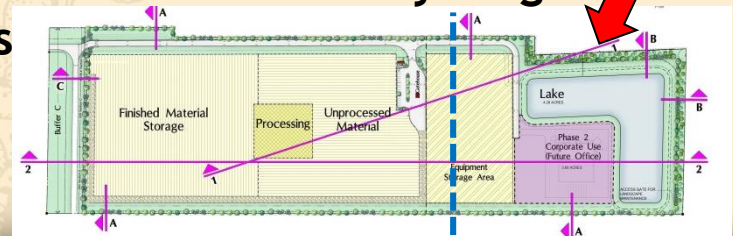


Section 1

Visual Impact from Residential



860' min. setback from Residential Units to Recycling Limits

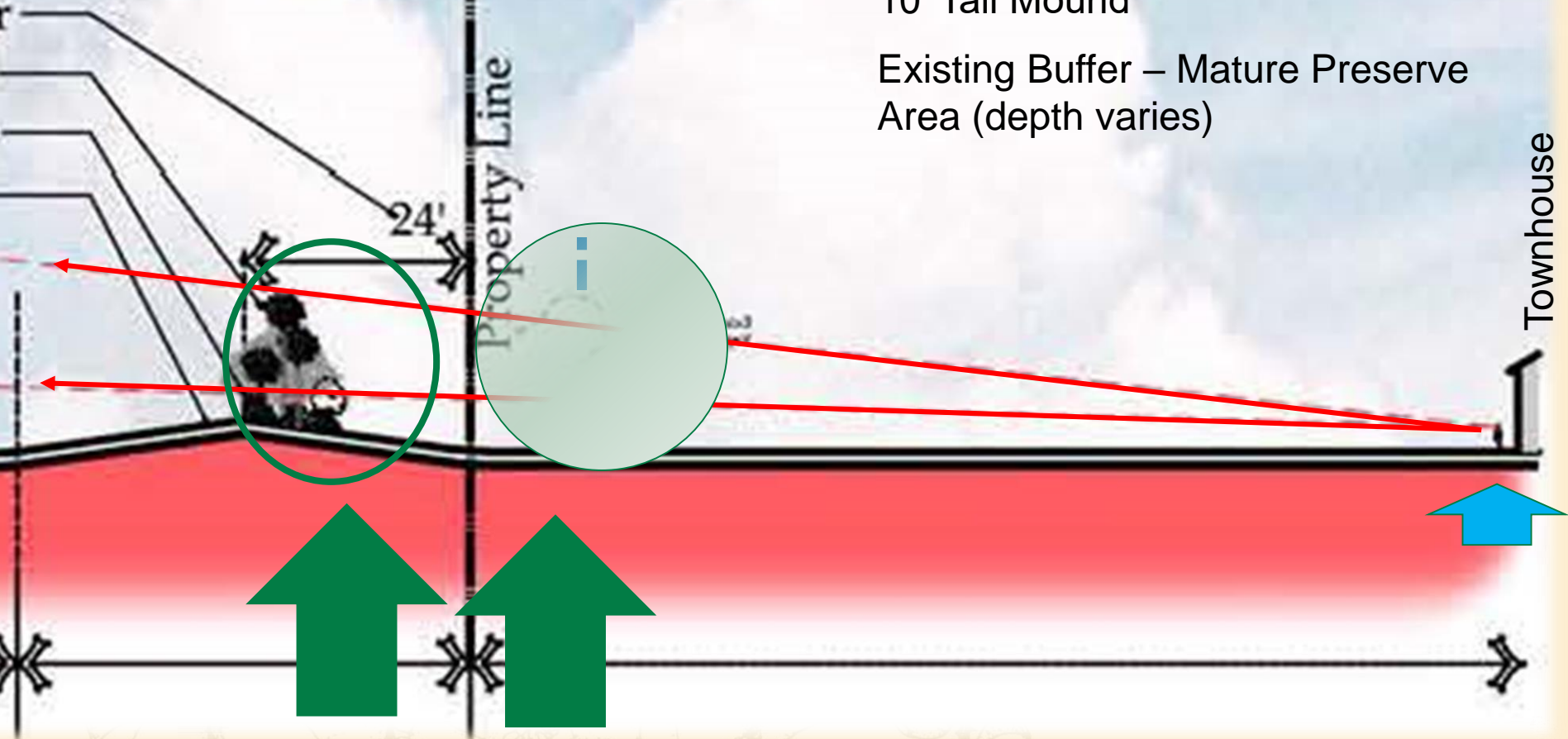


Visual Impact from Residential

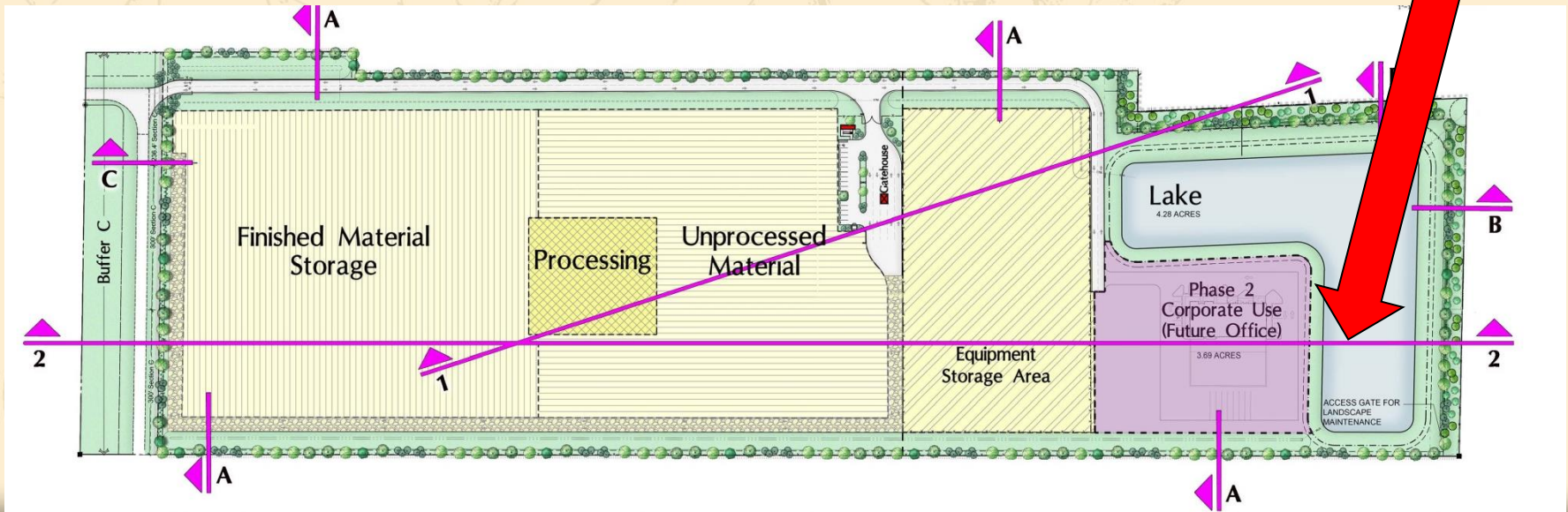
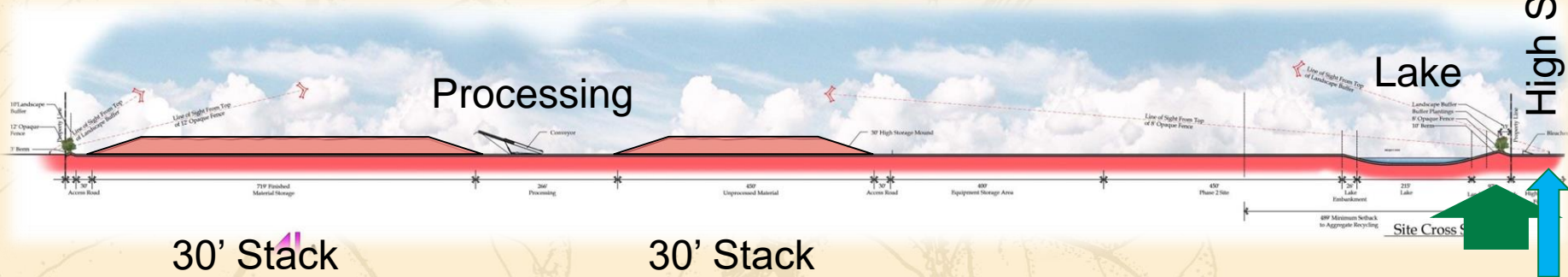
489' minimum setback from
Property Line to Recycling Limits

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

Existing Buffer – Mature Preserve
Area (depth varies)

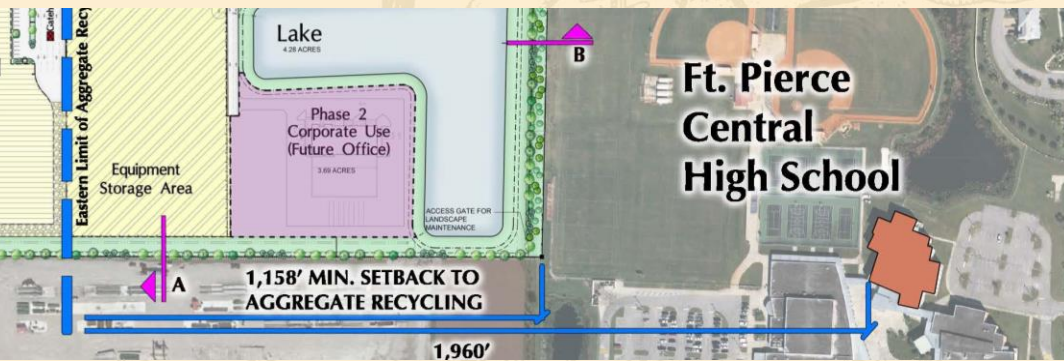
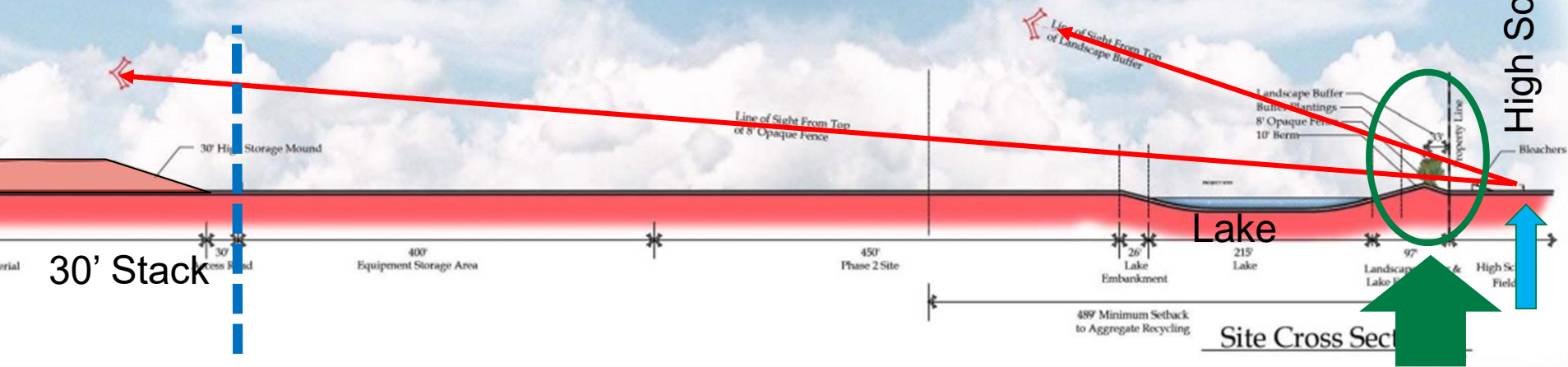


Visual Impact from School

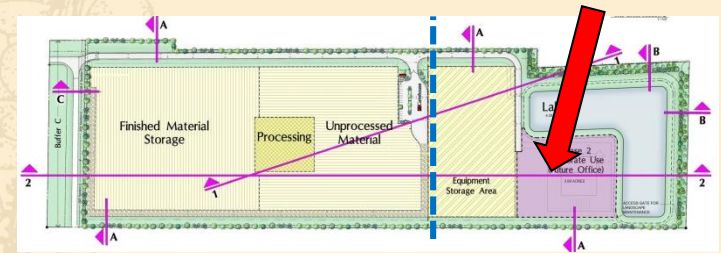


Visual Impact from School

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



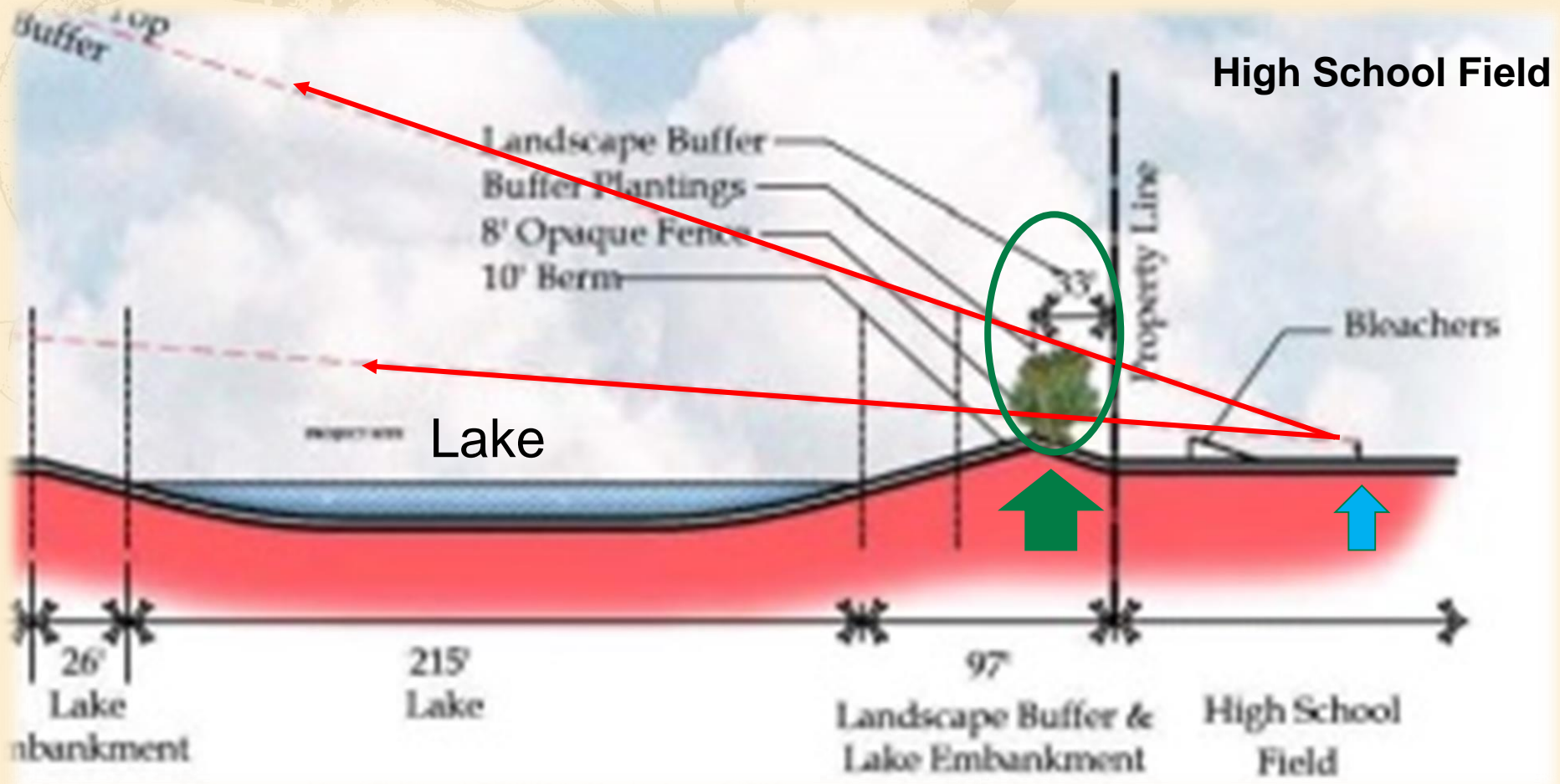
1,960' min. setback from Classroom Windows to Recycling Limits



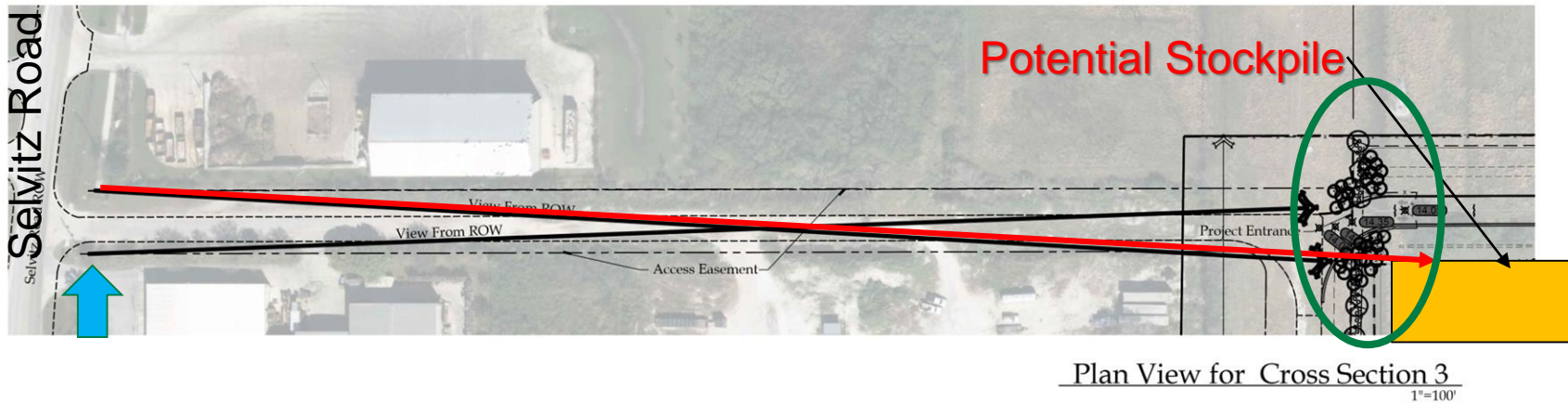
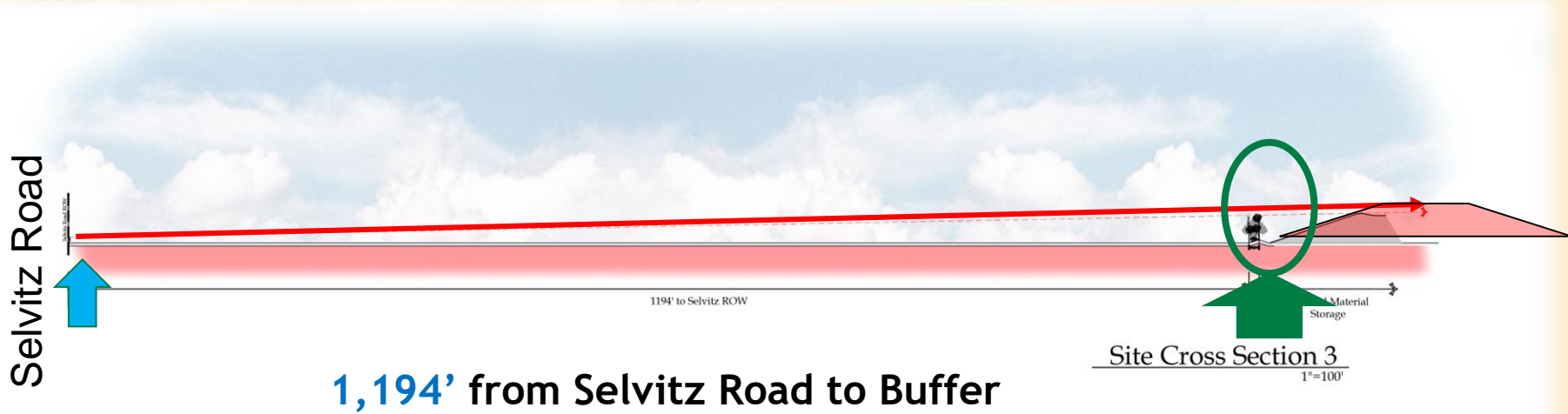
High School Field

Visual Impact from School

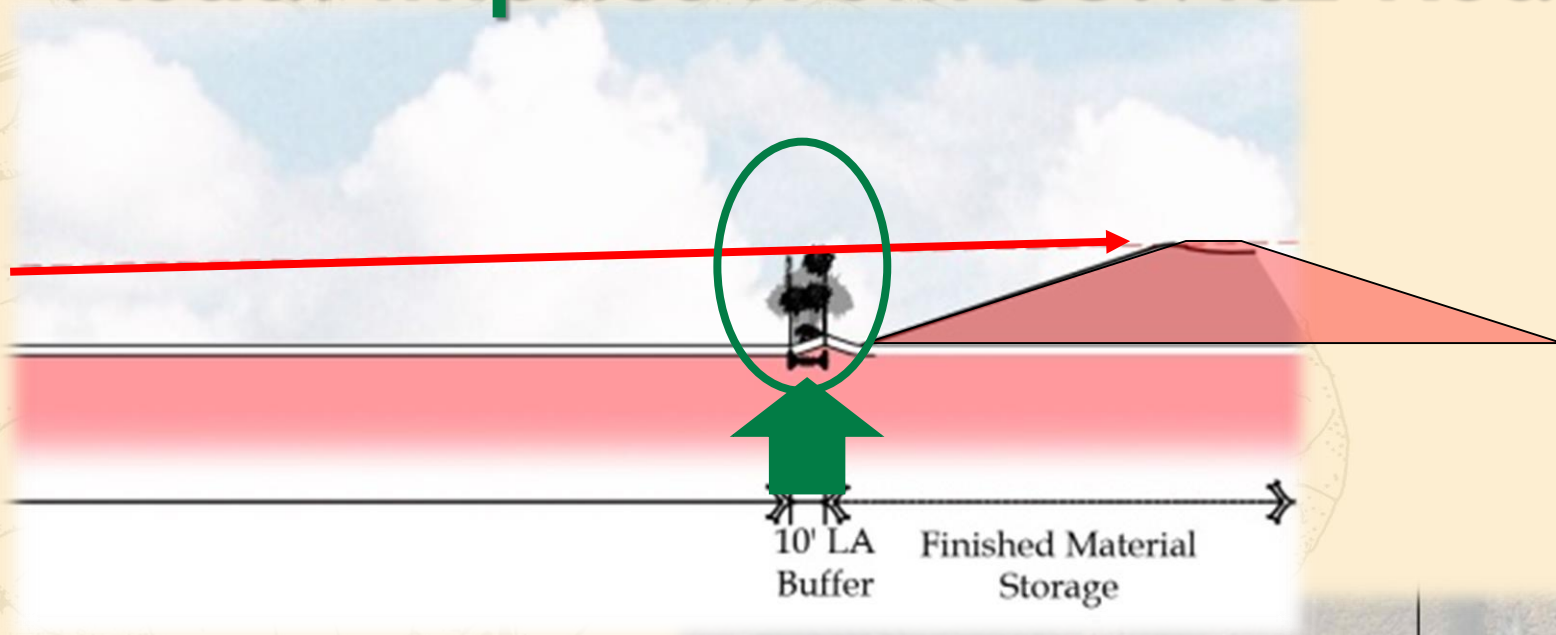
1,158' minimum setback from Property Line to Recycling Limits



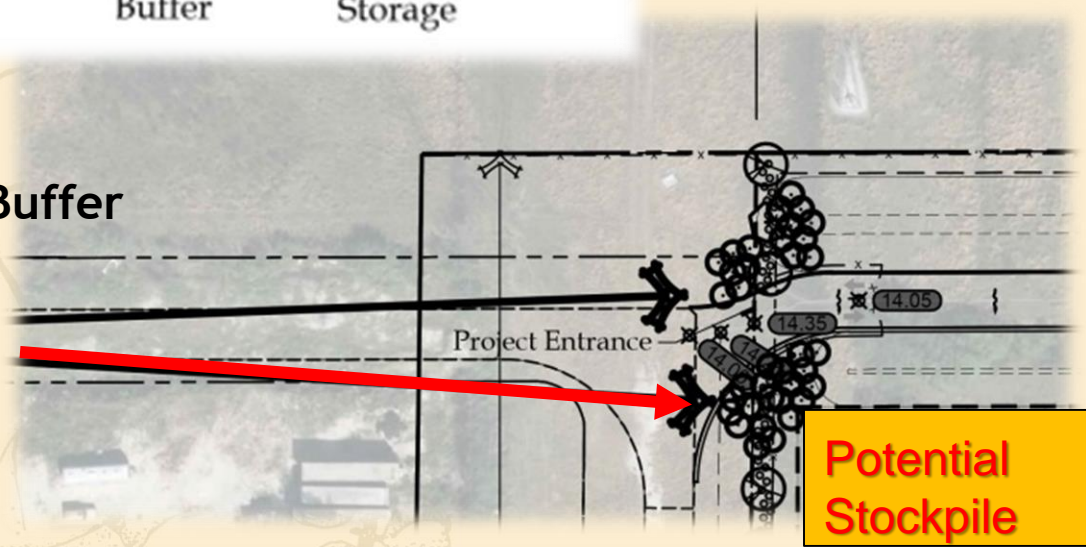
Visual Impact from Selvitz Road



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

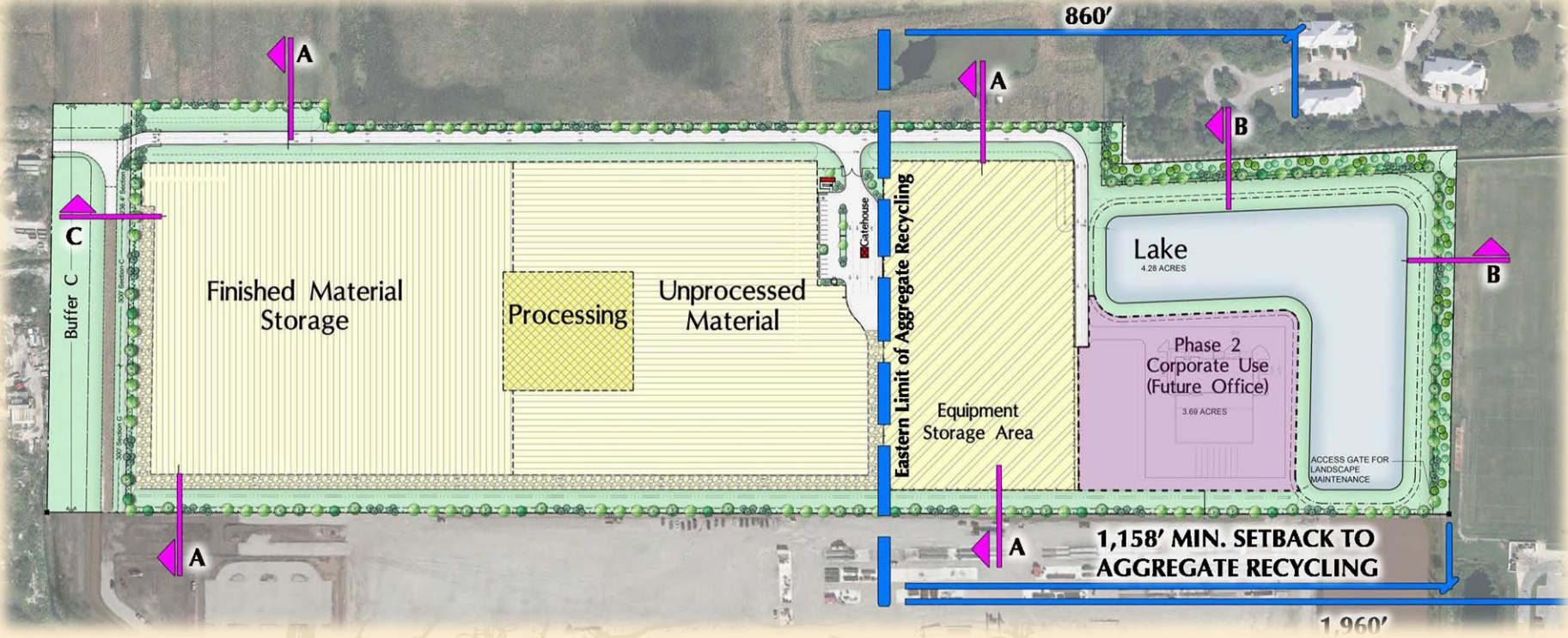
- Height of stacked material to 15' (code)
 - Request 30' as part of the PUD
 - obscured by buffers
 - Reduced useable space to accommodate upgraded buffers
 - Height of pile provides sound buffering
 - Email quote from Sanders at WPB site: *'Sound of the crushing operation is not overbearing. From 40'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

