

RESOLUTION NO. 11-R69

COUNCIL ITEM 11A  
DATE 10/24/11

**A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.126 (D) (8) TO ALLOW A RECYCLING DROP-OFF FACILITY IN THE CS (SERVICE COMMERCIAL) ZONING DISTRICT FOR JOSEPH T. FRISCIA, P.E., PORT ST. LUCIE SECTION 28, BLOCK 234, LOTS 10 THROUGH 15, P11-116; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida, has been requested by Joseph T. Friscia, P.E., to grant a special exception use of a recycling drop-off facility on property presently zoned Service Commercial; and legally described as Port St. Lucie Section 28, Block 234, Lots 10 through 15; and

**WHEREAS**, the City Council determines that the granting of this special exception use is authorized by Section 158.255, et seq., and Section 158.126 (D) (8), Code of Ordinances, City of Port St. Lucie, and further that the granting of this special exception use will not adversely affect the public interest; and

**WHEREAS**, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated;

**WHEREAS**, the Planning and Zoning Board on October 4, 2011 made a recommendation on P11-116.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City of Port St. Lucie hereby grants a special exception use to Joseph T. Friscia, P.E., P11-116, to allow a drop-off recycling facility, pursuant to Section 158.255, et seq., and Section 158.126 (D) (8), Code of Ordinances, City of Port St. Lucie, said special exception use is depicted on

**RESOLUTION NO. 11-R69**

the conceptual plan which is hereby formally adopted and attached as Exhibit 'A', to be located at 1133, 1135, 1137, 1139, 1141, 1143, and 1145 Biltmore Street and legally described as Port St. Lucie Section 28, Block 234, Lots 10 through 15 subject to the following conditions:

1. The storage yard fence shall be removed from the drive aisle to open up the southern driveway as depicted on Exhibit 'A'.
2. The landscaping shall be reinstated to the previous approved landscape plan to provide the required buffering as depicted on Exhibit 'B'.

Section 2. This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this 24<sup>th</sup> day of October, 2011.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING:                    REGULAR   X                      SPECIAL       

DATE:                        OCTOBER 24, 2011

ORDINANCE        RESOLUTION   X   MOTION        PUBLIC HEARING   X  

ITEM:                    P11-116 Stuart Recycling Drop-Off  
                              Special Exception Use Application

**RECOMMENDED ACTION:**

On October 4, 2011, the Planning and Zoning Board unanimously voted to recommend approval of this special exception use application.

**EXHIBITS:**

- A. Resolution
- B. Staff Report
- C. Support Materials

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

The request is to allow a drop-off recycling facility in the CS (Service Commercial) Zoning District, as permitted per §158.126 (D) (8).

**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

**SUBMITTING DEPARTMENT: PLANNING and ZONING**

**DATE: 10/06/11**



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

**TO:** PLANNING AND ZONING BOARD - MEETING OF OCTOBER 4, 2011

**FROM:** JOHN FINIZIO, PLANNER *JF*

**RE:** SPECIAL EXCEPTION APPLICATION (PROJECT NO. P11-116)  
 STUART RECYCLING DROP-OFF

**DATE:** SEPTEMBER 21, 2011

**APPLICANT:** Friscia Engineering. The authorization letter is attached to the staff report.

**OWNER:** Jeffery L. Hartdorn, Edward V. Monahan and Terese V. Monahan.

**LOCATION:** 1133 SW Biltmore St. The property is located on the east side of Biltmore Street, between Lakehurst Drive and Dwyer Avenue.

**LEGAL DESCRIPTION:** Port St. Lucie Section 28, Block 234, Lots 10 through 15.

**SIZE:** 1.5 acres, or 65,491 square feet.

**EXISTING ZONING:** CS (Service Commercial).

**EXISTING USE:** An existing 5,600 square foot warehouse building with an open storage yard.

**PROPOSED USE:** A drop-off facility for recycle materials.

**REQUESTED SPECIAL EXCEPTION:** The request is to allow a drop-off recycling facility in the CS (Service Commercial) Zoning District, as permitted per §158.126 (D) (8).

**SURROUNDING USES:** North = RS-2 (Single Family Residential) zoning, vacant land. South = WI (Warehouse Industrial) zoning, existing industrial building. East = 50 foot drainage right-of-way, beyond is CG (General Commercial) zoning, existing commercial

building. West = RS-2 (Single Family Residential) zoning, existing single family building.

This property is located in the City's Conversion Zone, Conversion Area 20A, as is the property to the north, south, and west. The property to the east is commercial, and is located in conversion zone 20. This site meets all requirements of Conversion Area 20A.

### IMPACTS AND FINDINGS:

#### Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

Applicant: "Two (2) right-in, right-out driveway exist on Biltmore St. There is good traffic flow through the site."

Staff: It is true that the site plan (P89-073, Revels Plaza, see Exhibit B attached to the staff report) identifies two access points on Biltmore St. However, when the fence for the storage yard was installed, or extended, it was built into the drive aisle essentially blocking off the southernmost driveway (Figure 1 and 2). Because this driveway is blocked, the site actually only has one access point on Biltmore St. Since this site plan was originally reviewed and approved with two access points, the fence will need to be removed from the drive aisle, opening this lane up so traffic flow on the site can operate the way it was reviewed and approved to operate.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Applicant: "Existing parking is adequate. The site plan was approved by the City. The recycling operation will be indoors and will not create undue noise, glare, odor, or other detrimental effects upon adjoining properties. The site is in an industrial area with no nearby residential properties."

Staff: According to the applicant (please see e-mail added to the staff report), the whole building will be used for the recycling drop-off facility (this includes 1133, 1135, 1137, 1139, 1141, 1143, and 1145 Biltmore St.). The site plan was approved with a parking ratio of 1 space for every 400 square feet of gross floor area. The building consists of 5,600 square feet, thereby providing 14 parking spaces for this site. Warehouse storage/Manufacturing and industrial activities require a parking ratio of 1 space for every 500 square feet of gross floor area (12 parking spaces). Yes, adequate off-street parking is being provided for this use.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

Applicant: "Utilities are in place for this existing building."

Staff: Agreed, this property is connected to City water and sewer and no additional capacity will be required for the proposed special exception use.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

Applicant: "This is an existing building in an industrial area. The recycling operation will be indoors. No buffering is needed."

Staff: 1133 Biltmore St. is one bay in a service commercial warehouse building which is divided into 7 individual bays. According to the applicant, Stuart Recycling will be occupying the entire building (please see the concept plan, Exhibit A attached to the staff report). The site plan for this property was originally approved by City Council on June 5, 1989 (Revels Plaza, P89-073), and contains a one story 5,600 square foot service commercial warehouse building. The site plan was later amended to include an outdoor storage area (P01-215, Spartan Del Storage Yards, and P01-293 Spartan Del Storage Yards).

The property is located in an established service commercial/warehouse area of the City (Biltmore/Macedo), and the surrounding sites contain similar structures in construction and design. It should be noted that the property to the north and west is zoned RS-2 (Single Family Residential), and still has residential structures on them. Many of the surrounding businesses are industrial in nature, and should not be adversely affected by the presence of a recycling facility.

One thing to note: currently, this site does not provide adequate buffering or screening. The site has an approved landscape plan, and on a recent visit confirmed that most of the trees and hedges in the required landscape strips are missing (please see figure 3 through 6 attached to the staff report). These trees and hedges are shown on the approved landscape plan (P01-215, Exhibit C) as being a part of the required landscaping. Therefore, to provide adequate buffering and screening for this site, the landscaping will need to be reinstalled according to the approved landscape plan.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Applicant: "This is an existing building in an industrial area. The recycling facility will be indoors. Signs and lighting are in place."

Staff: The site is developed and no additional lighting or signage is being proposed at this time. The site plan does not show a monument sign; so if one is desired, the site plan will need to be amended. If any façade signage is

*proposed in the future, all sign applications will need to be processed according to the regulations outlined in the Sign Code (Chapter 155).*

- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Applicant: *"The open space meets the City of Port St. Lucie's requirements, and is comparable to the existing open spaces for the adjacent developments."*

Staff: *As indicated by the applicant, all work is to be performed indoors. As proposed, the use (disposal and recycling facility) will not require the applicant to make any additions to the existing yard and open space designated on this site.*

*The approved site plan does identify an open storage yard on the property. When the site plan was amended to include the storage yard, there was an existing 6' high chain link fence on the property which was to be removed and replaced with an 8' high opaque fence (Exhibit C), as required by code (§153.04 (H)). This was never completed; the property still has the original 6' high fence, which is only partially screened. If the applicant would like to use this storage area, the existing 6' high chain link fence will need to be replaced by an 8' opaque fence as outlined on the site plan.*

- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Applicant: *"We will follow all of the City of Port St. Lucie's stated provisions and requirements of the City's Land Development Regulations."*

Staff: *The proposed Special Exception Use (disposal and recycling facility) is permitted as defined by §158.126 (D) (8) Service Commercial Zoning District, and should conform to all provisions of the City's Land Development Regulations.*

- (H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

Applicant: *"The proposed development will comply will all city guidelines and will not impair the health, safety or welfare of the City's citizens."*

Staff: *The special exception is for a recycling drop-off facility that will be accepting all grades of copper, brass, stainless steel, and aluminum (please reference the Stuart Recycling Business Plan is attached to the staff report). The material is picked up weekly on a 30' flatbed truck, and all materials will be stored indoors. The hours for this facility will be 7:30 a.m. to 5:00 p.m., Monday through Friday, and 7:30 a.m. to 2:00 p.m. on Saturday. These hours closely mirror normal business hours and therefore should not impair the health, safety, welfare, or convenience of residents and workers in the City.*

ITEM 7 (F)

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

Applicant: "We do not anticipate any nuisance or hazard to be caused by this indoor use. The Zoning Code requires a minimum lot size of 10 acres for a construction and demolition debris recycling facility. This recycling drop-off center is not that type of facility and the ten acres requirement is not applicable."

Staff: As identified by the applicant (please reference e-mail attached to the staff report), the recycling facility will be taking up all bays of this building. Since this will be the only use in this plaza, conflicts with other uses will be minimal.

Also, since the surrounding area is primarily Service Commercial/Warehouse Industrial zoning, the proposed recycling facility will not constitute a nuisance or hazard considering it will be the only business operating in this building in an established service commercial part of the City.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

Applicant: "The indoor recycling facility will be compatible with the existing or permitted uses of adjacent property."

Staff: This site is already developed, and the proposal is to use the existing building as storage for a recycling drop-off facility in an already existing office/warehouse building. The facility will be accepting all grades of copper, brass, stainless steel, and aluminum with all operations to be performed indoors. To ensure that the recycling material does not overflow the facility, the applicant indicates that the materials will be shipped out weekly. This site is located in a significant service commercial area within the City, is surrounded by other commercial/warehouse zoned property, and should be compatible with the site itself, as well as with the adjacent properties once the required landscaping is installed.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

Staff: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

ITEM 7 (F)

*Staff:* The applicant has indicated that the hours of operation for this drop-off facility will be 7:30 a.m. to 5:00 p.m., Monday through Friday, and 7:30 a.m. to 2:00 p.m. on Saturday. Since the hours of operation closely mirrors normal business hours, and is located in the CS (Service Commercial) Zoning District, there isn't a need to restrict the hours of operation. That being said, there are residential buildings in the immediate vicinity (north and west), so it wouldn't be unreasonable to limit the hours of operation for this special exception use.

**Compatibility with special exception criteria:** §158.126 (D) (8): "Special Exception Uses" allow disposal and recycling facilities for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no material placed so as to exceed the height of the fence or wall. The applicant will be using the existing 5,600 square foot building to internally store all recycle material it collects, and all associated functions of the business will also be performed indoors. This site is located in a designated service commercial/warehouse area in the City, and the adjacent uses are compatible with the requested land use. This application is compatible with all zoning requirements for Special Exception Use in CS (Service Commercial) Zoning Districts.

**Notice to Property Owners:** On September 12, 2011 notice was sent to all neighbors within a 300 foot radius of this property.

**Related Projects:**

P01-293 Spartan Dev. Storage Yards Minor Site Plan Amendment. This amendment added a driveway at the north end of the property (was never developed). This application was approved administratively on December 21, 2001.

P01-215 Spartan Dev. Storage Yards Site Plan. This site plan proposed to add an outdoor storage yard to the south end of the property. This application was approved by City Council on December 10, 2001.

P89-073 Revels Plaza Site Plan Application. This application consisted of a one story 5,600 square foot multi bay warehouse building with associated offices. This application was approved by City Council on June 5, 1989.

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**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the request to be consistent with special exception criteria as stipulated in Section 158.260 of the Zoning Code and recommends approval with conditions as follows:

1. The storage yard fence shall be removed from the drive aisle to open up the southern driveway as depicted on Exhibit A.
2. The landscaping shall be reinstalled to the previous approved landscape plan to provide the required buffering as depicted on Exhibit B.

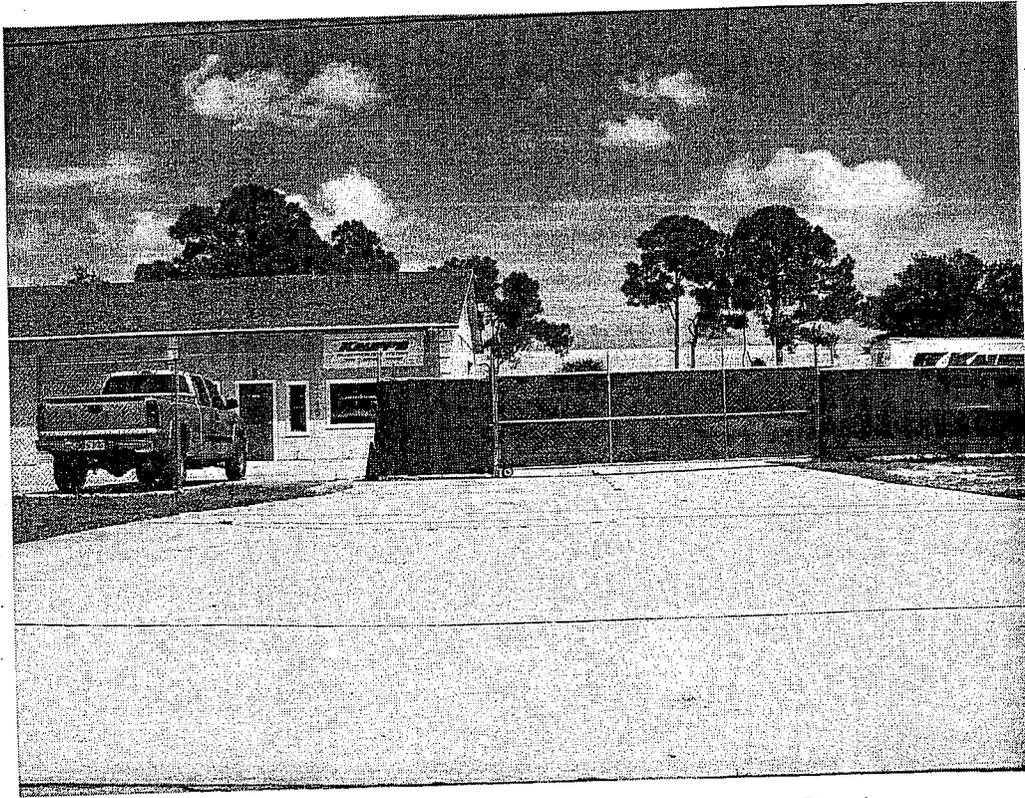


Figure 1. View of southern driveway from Biltmore Street.



Figure 2. View of southern driveway showing different angle.

All photos property are property of the author (September 2011)

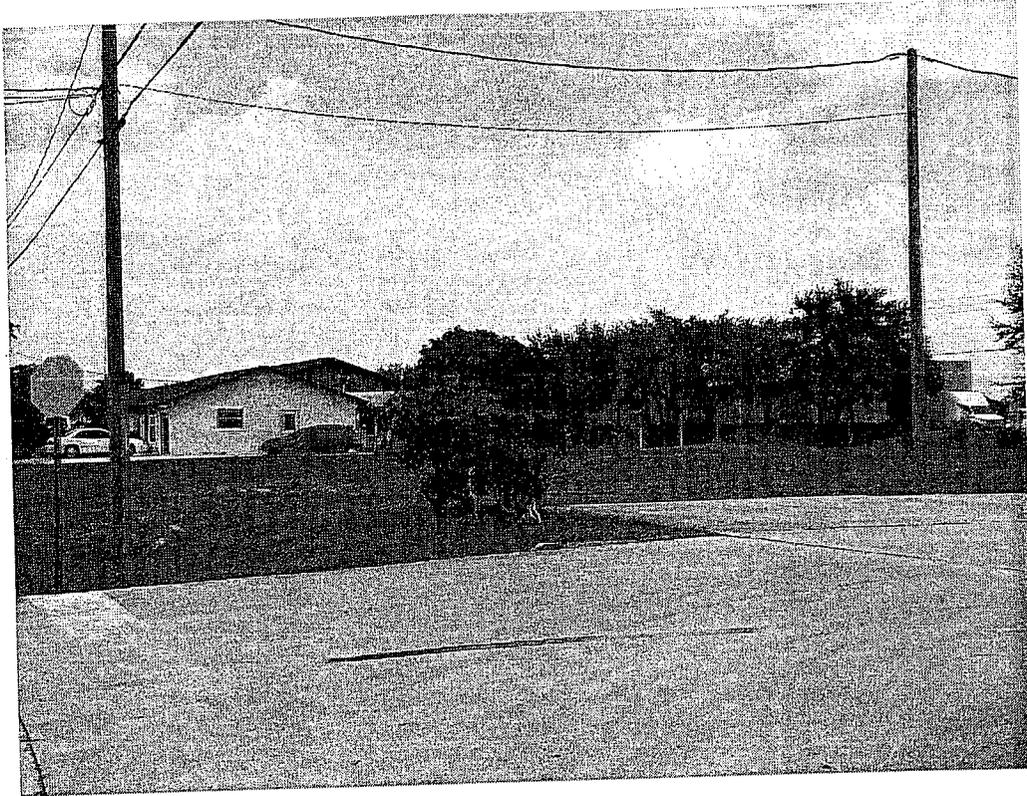


Figure 3. Showing existing landscaping along northern property line



Figure 4. Showing existing landscaping fronting Biltmore St.

All photos property are property of the author (September 2011)

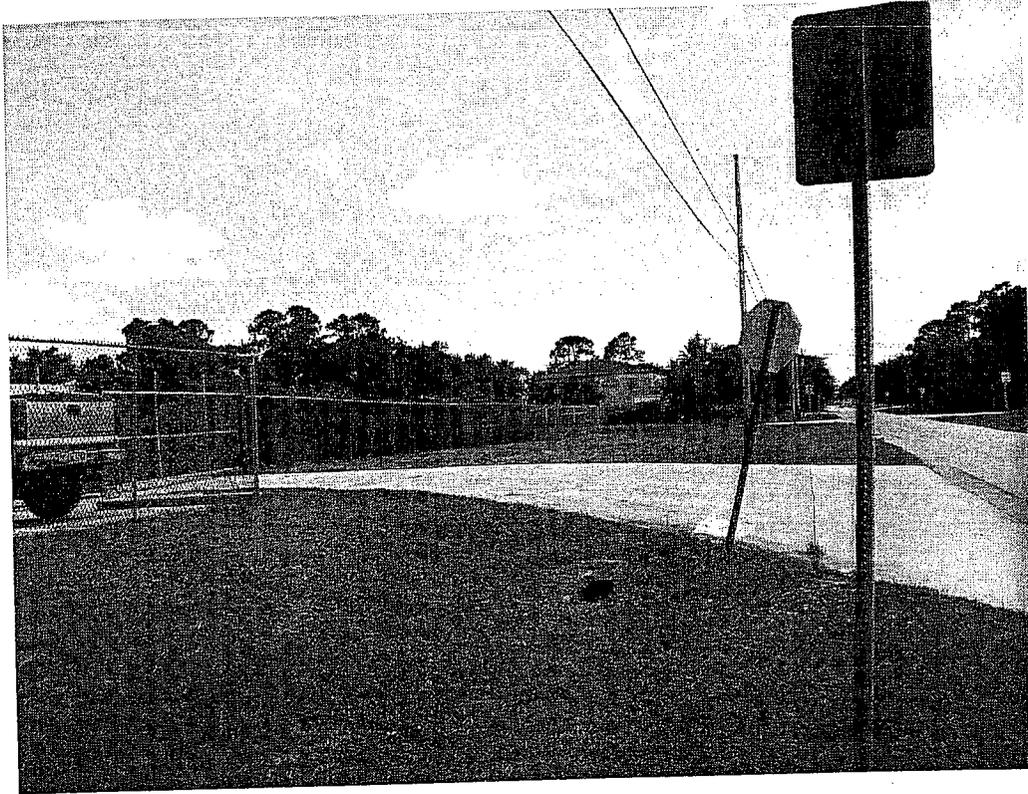


Figure 5. View of landscaping in front of storage yard fronting Biltmore St.

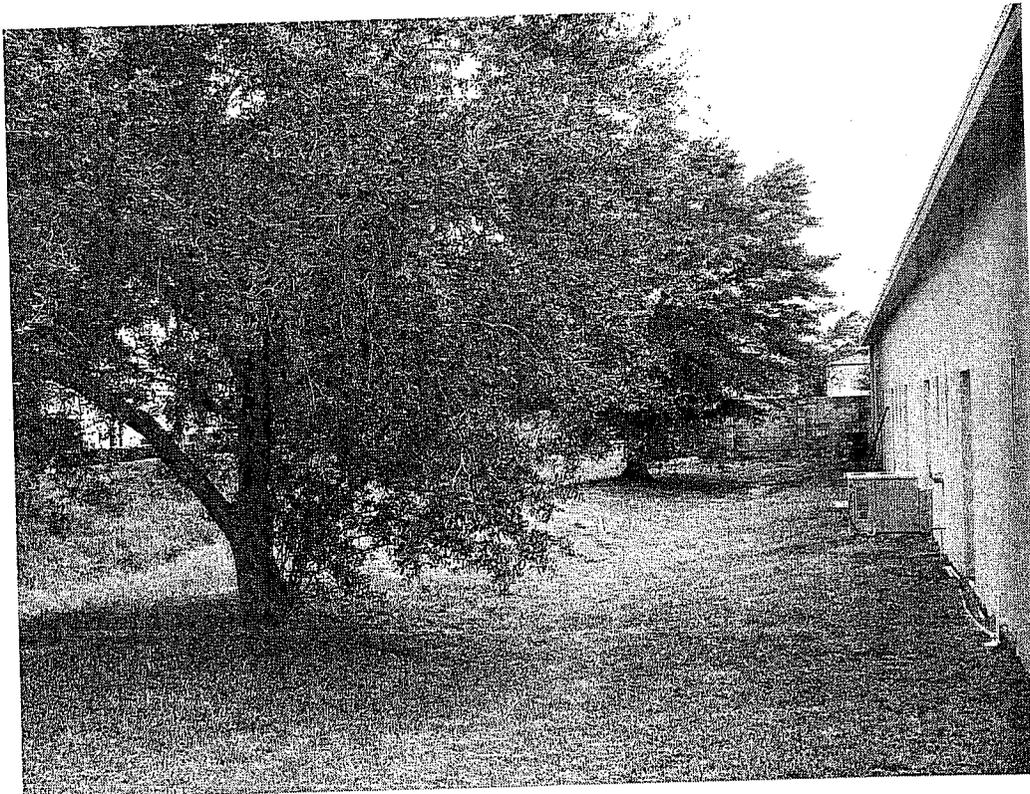
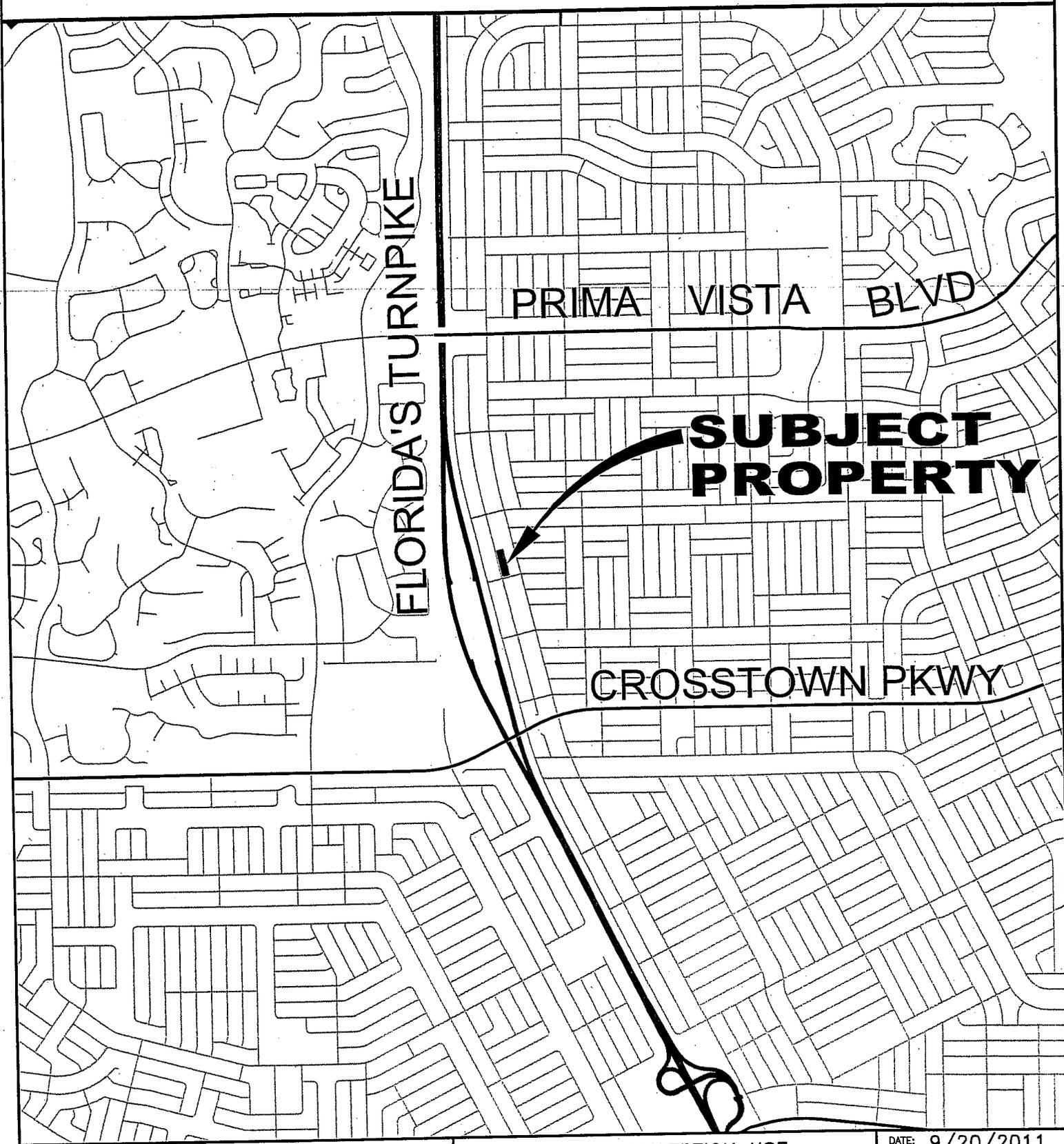


Figure 6. View of landscaping behind building.

All photos property are property of the author (September 2011)

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE  
LOTS 10-15 BLOCK 234  
PORT ST LUCIE SECTION 28

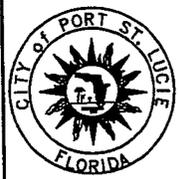
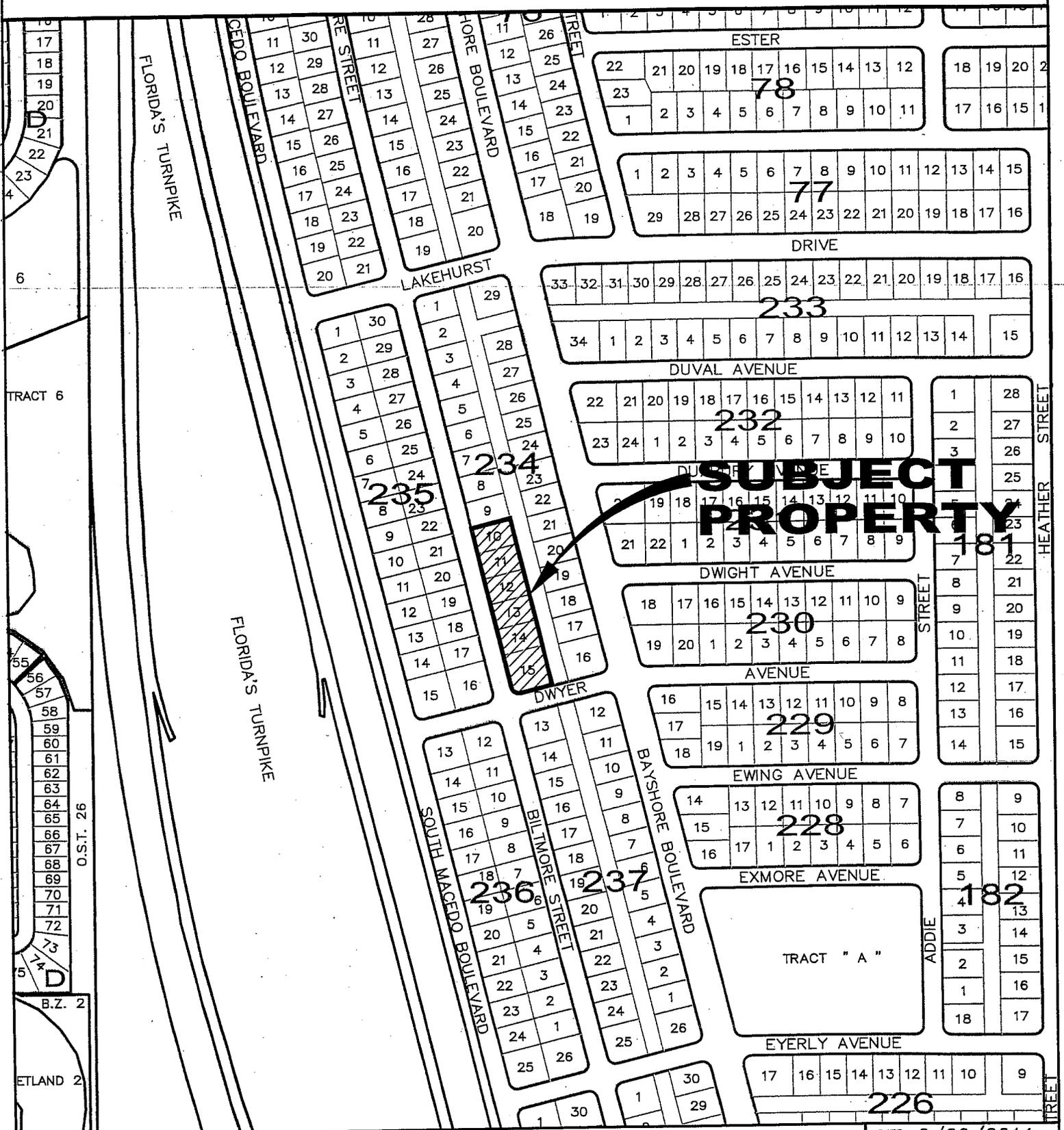
DATE: 9/20/2011

APPLICATION NUMBER:  
P11-116

CADD FILE NAME:  
P11-116L

SCALE: 1" = .5 MI

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE  
LOTS 10-15 BLOCK 234  
PORT ST LUCIE SECTION 28

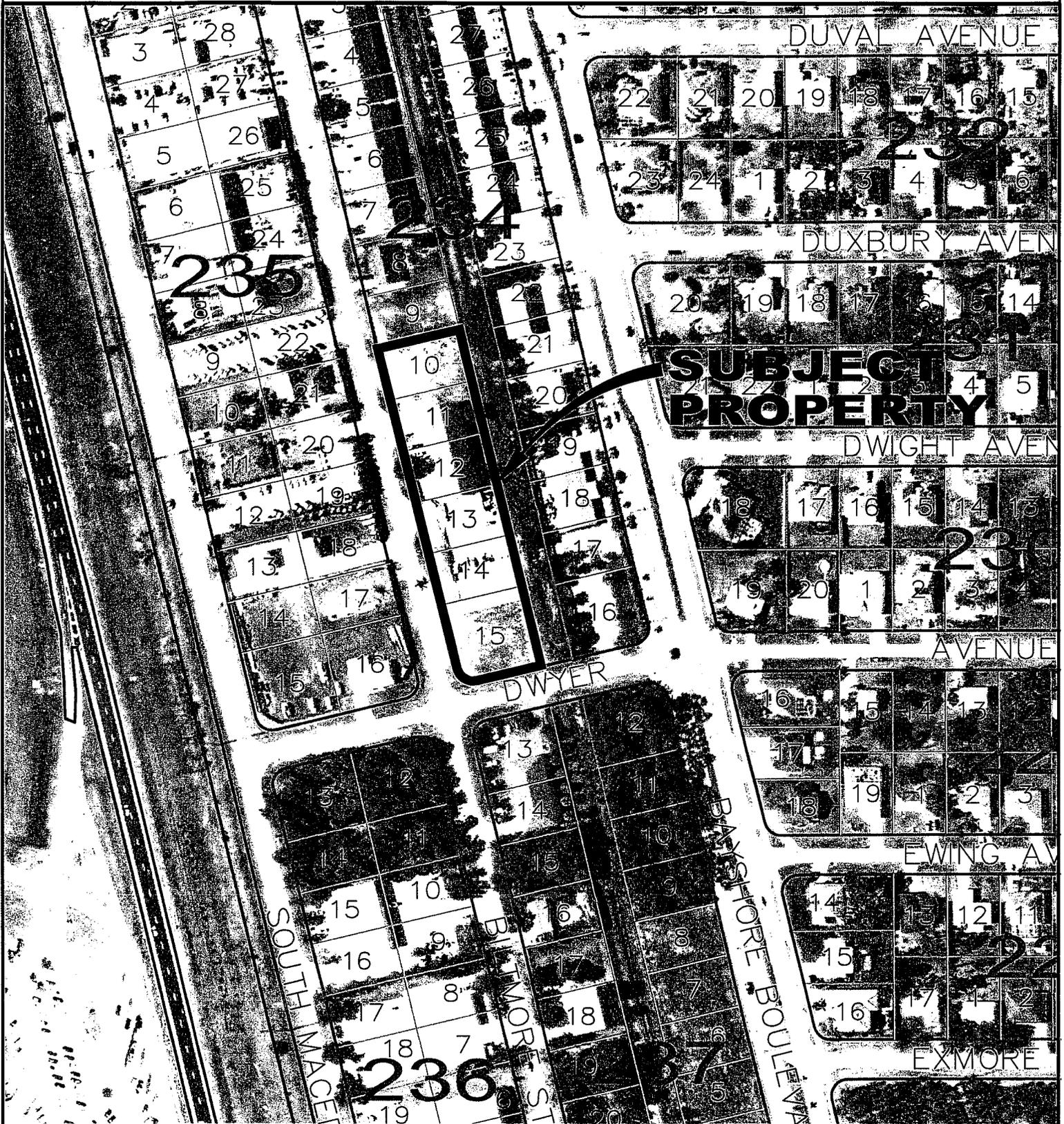
DATE: 9/20/2011

APPLICATION NUMBER:  
P11-116

CADD FILE NAME:  
P11-116M

SCALE: 1"=400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE  
LOTS 10-15 BLOCK 234  
PORT ST LUCIE SECTION 28  
AERIAL JAN 2009

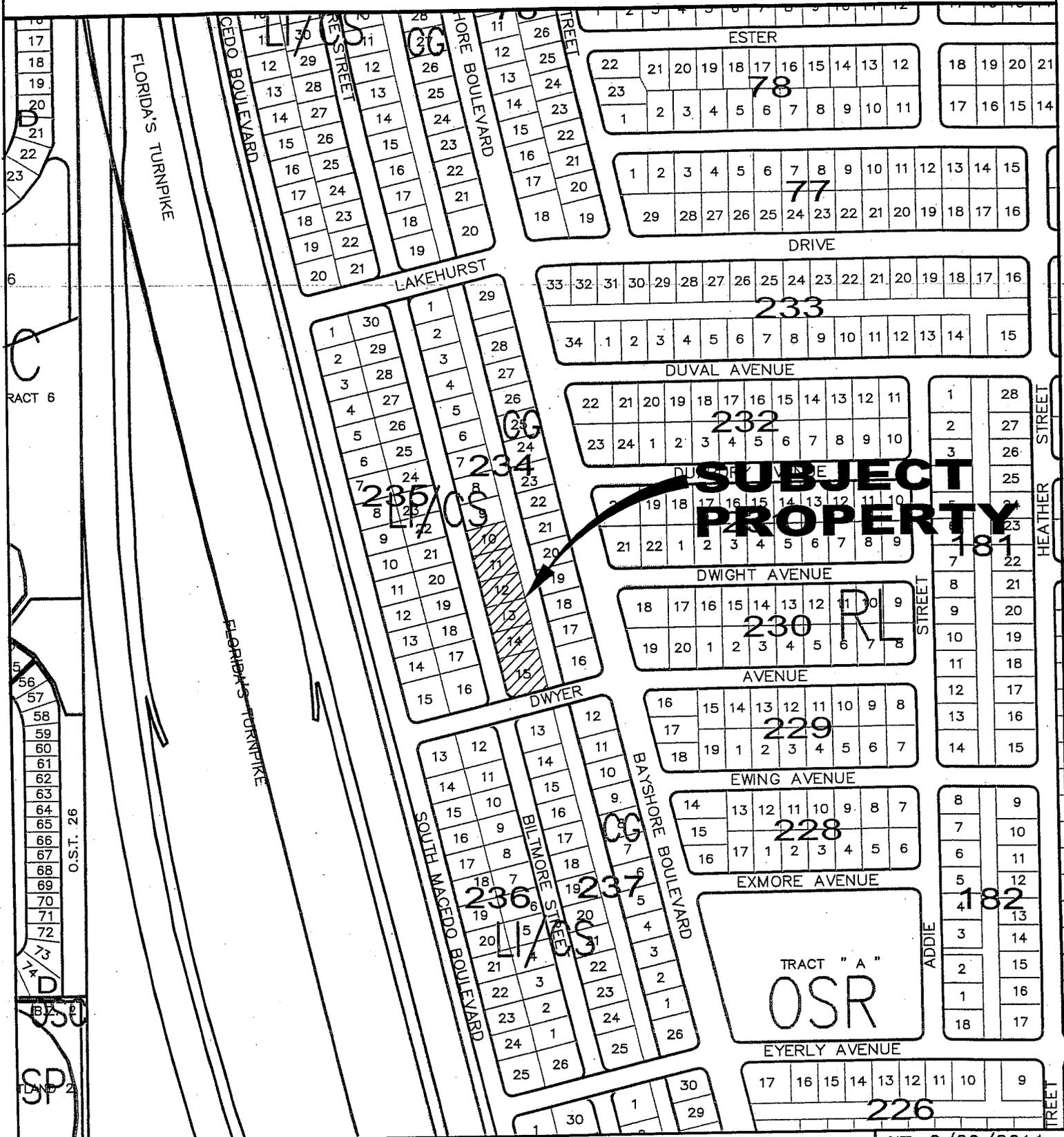
DATE: 9/20/2011

APPLICATION NUMBER:  
P11-116

CADD FILE NAME:  
P11-116A

SCALE: 1"=200'

# FUTURE LAND USE



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE  
LOTS 10-15 BLOCK 234  
PORT ST LUCIE SECTION 28

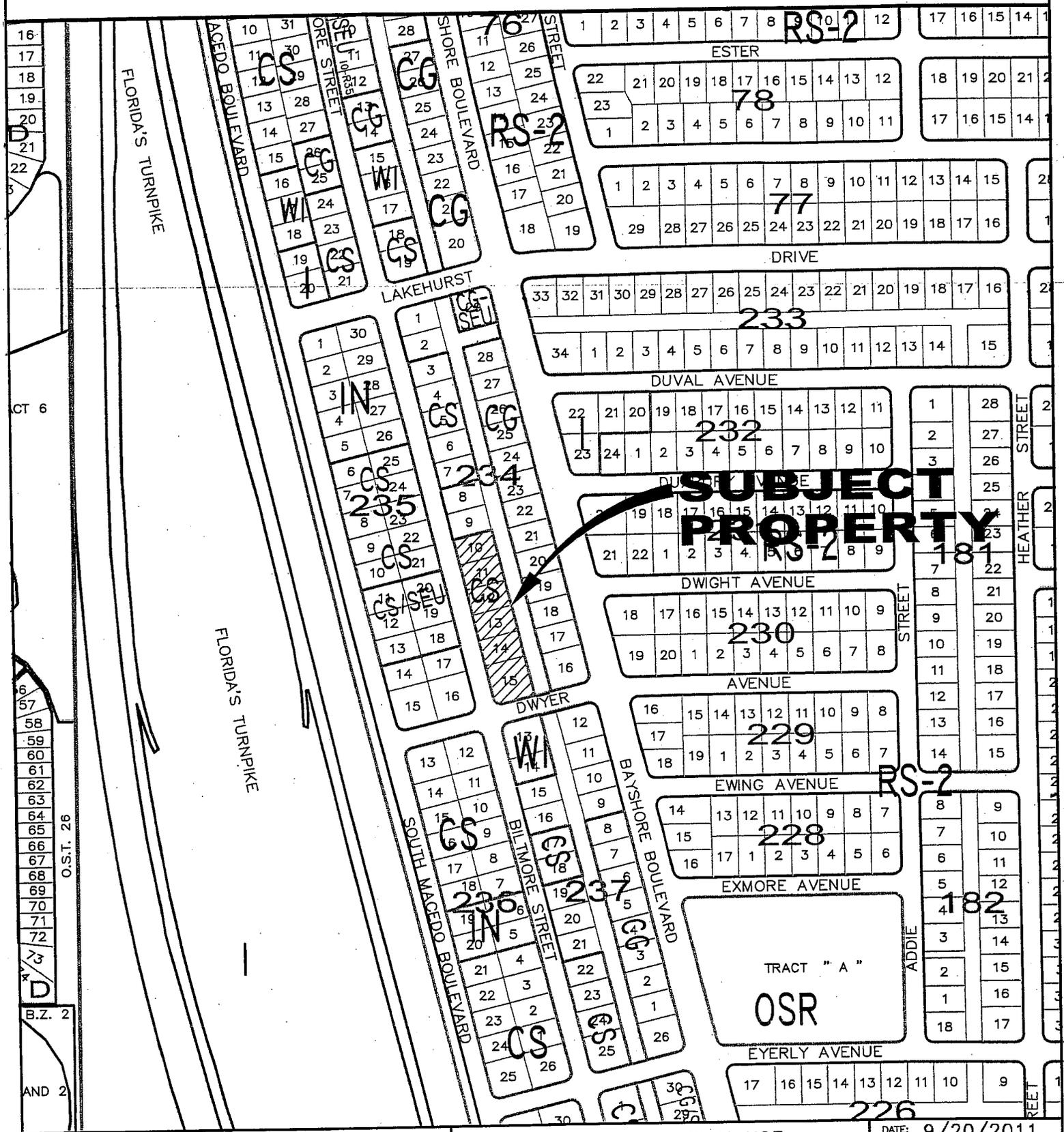
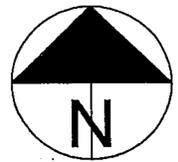
DATE: 9/20/2011

APPLICATION NUMBER:  
P11-116

CADD FILE NAME:  
P11-116M

SCALE: 1"=400'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SPECIAL EXCEPTION USE  
LOTS 10-15 BLOCK 234  
PORT ST LUCIE SECTION 28

DATE:	9/20/2011
APPLICATION NUMBER:	P11-116
CADD FILE NAME:	P11-116M
SCALE:	1"=400'

**APPLICATION FOR SPECIAL EXCEPTION USE**

**FOR OFFICE USE ONLY**

CITY OF PORT ST. LUCIE  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772)871-5212 FAX: (772)871-5124

Planning Dept. P11-116  
Fee (Nonrefundable) \$ 2,115.00  
Receipt # 11278

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable) and a statement addressing each of the attached criteria.**

**PROPERTY OWNER:**

Name: Edward V. & Terese V. Monahan & Jeffrey L. Hartdon  
Address: PO Box 7115, Jupiter, FL, 33468  
Telephone No.: 561-707-5897 Email: emono@comcast.net

**APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):**

Name: Joseph T. Friscia, P.E.  
Address: 459 NW Prima Vista Blvd., Port St. Lucie, FL 34983  
Telephone No.: 772-340-4990 Fax No.: 772-340-7996

**SUBJECT PROPERTY:**

Legal Description: Lots 10 -15, Block 234, Port St. Lucie Section 28, PB 14, Pg 7  
Parcel I.D Number: 3420-635-0469-000-4, 3420-635-0472-000-8, 3420-635-0473-000-5  
Address: 1133 SW Biltmore St. Bays: \_\_\_\_\_  
Development Name: NA (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 5,680 sq. ft. Assembly Area (sq. ft.): N/A  
Current Zoning Classification: CS SEU Requested: Recycling Facility

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The purpose of this request for the special exception use is to allow a recycling drop-off center at an existing warehouse site. Materials to be recycled are brought into the building and are suitably packaged for re-sale. All recycling operations are indoors and no outdoor storage is proposed. The property is located in an industrial area and will not pose a negative impact on surrounding uses. CS zoning regulations specifically require a Special Exception Use for a recycling facility in the CS zoning district.

[Signature]  
Signature of Applicant

Joseph T. Friscia, P.E.  
Hand Print Name  
Agent for: Edward V. & Terese V. Monahan  
& Jeffrey L. Hartdon

9/26/11  
Date

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

## **SPECIAL EXCEPTION USES**

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(1) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

Two (2) right-in, right-out driveway exist on Biltmore St. There is good traffic flow through the site.

(2) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Existing parking is adequate. The site plan was approved by the City. The recycling operation will be indoors and will not create undue noise, glare, odor or other detrimental effects upon adjoining properties. The site is in an industrial area with no nearby residential properties.

(3) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Utilities are in place for this existing building.

(4) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

This is an existing building in an industrial area. The recycling operation will be indoors. No buffer is needed.

(5) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

This is an existing building in an industrial area. The recycling facility will be indoors. Signs and lighting are in place.

(6) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The open space meets the City of Port St. Lucie's requirements, and is comparable to the existing open spaces for the adjacent developments.

(7) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

We will follow all of the City of Port St. Lucie's stated provisions and requirements of the City's Land Development Regulations.

(8) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

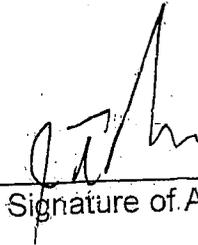
The proposed development will comply will all city guidelines and will not impair the health, safety or welfare of the City's citizens.

(9) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

We do not anticipate any nuisance or hazard to be caused by this indoor use. The Zoning Code require a minimum lot size of 10 acres for a construction and demolition debris recycling facility. This recycling drop-off center is not that type of facility and the ten acre requirement is not applicable.

(10) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The indoor recycling facility will be compatible with the existing or permitted uses of adjacent property.



Signature of Applicant

Joseph T. Friscia, P.E.  
Print Name

8/31/11  
Date

Agent for: Edward Monahan & Jeffrey Hartdorn

Jeffrey L. Hartdorn  
Edward V. Monahan  
PO Box 7115  
Jupiter, FL 33468

### Letter of Authorization

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOTS 10 - 15, BLOCK 234, PORT ST. LUCIE SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call Ed Monahan at (561) 707-5897.

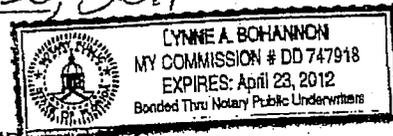
Sincerely,

*Jeffrey L. Hartdorn*

Date: *August 30, 2011*

Jeffrey L. Hartdorn

*Signed by Jeffrey Hartdorn  
Aug 30, 2011 L. Bohannon*



Date: \_\_\_\_\_

Edward V. Monahan

cc: file 11-1261aut.doc

Jeffrey L. Hartdorn  
Edward V. Monahan  
PO Box 7115  
Jupiter, FL 33468

**Letter of Authorization**

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOTS 10 - 15, BLOCK 234, PORT ST. LUCIE SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

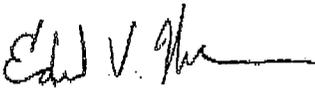
If you have any questions, please call Ed Monahan at (561) 707-5897.

Sincerely,

\_\_\_\_\_

Date: \_\_\_\_\_

Jeffrey L. Hartdorn

  
\_\_\_\_\_

Date: 8/30/11

Edward V. Monahan

Terese V. Monahan  
PO Box 7115  
Jupiter, FL 33468

**Letter of Authorization**

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOTS 10 - 15, BLOCK 234, PORT ST. LUCIE SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call me at (561) 707-5897.

Sincerely,

Terese V. Monahan

Date: 9-26-11

Terese V. Monahan

cc: file 11-1261aut.doc

Prepared by and return to:

Jeffrey L. Hartdorn  
48 Richmond Drive  
New Smyrna Beach, FL 32169  
386-427-2243

Parcel ID Numbers:

3420-635-0468-000-7; 4; 8 & 5

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 28<sup>th</sup> day of February, 2011 between Daniel A. Rahfeldt, whose post office address is 952 Pompano Drive, Jupiter, Florida 33458, grantor, and Jeffrey L. Hartdorn, whose post office address is 48 Richmond Drive, New Smyrna Beach, FL 32169 grantee.  
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the grantee, and grantee's heirs and assigns forever his one-half undivided interest in the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

3420-635-0468-000-7 PORT ST LUCIE-SECTION 28- BLK 234 LOT 10 (MAP 34/31N) (OR 1329-335)

3420-635-0469-000-4 PORT ST LUCIE-SECTION 28-BLK 234 LOTS 11, 12 AND 13 (MAP 34/31N)(OR 1328-2074: 1697-1310 ; 1784-2508: 2805-1672)

3420-635-0472-000-8 PORT ST LUCIE-SECTION 28-BLK 234 LOT 14 (MAP 34/31N) (OR 1328-2074: 1697-1310 ; 1784-2508: 2805-1672)

3420-635-0473-000-5 PORT ST LUCIE-SECTION 28-BLK 234 LOT 15 (MAP 34/31N) (OR 1328-2074: 1697-1310 ; 1784-2508: 2805-1672)

Grantor further warrants that property herein conveyed is not his homestead property nor adjacent to his homestead property. Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any, Reference to these restrictions and reservations shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully

warrants the title to said land and will defend the same against the lawful claims of all person whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010.**

**In Witness Whereof**, has hereunto set grantor's hand and seal; the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Daniel Rahfeldt  
952 Pompano Drive  
Jupiter, FL 33458

*[Signature]*

Witness:

Printed Name:

*Cynthia Bastardo*

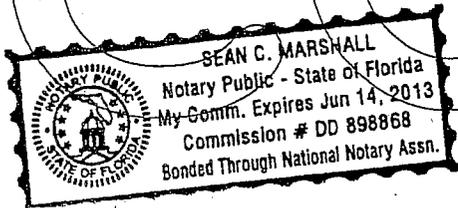
Witness:

Printed Name:

*Sean Marshall*

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day January, 2011 by Daniel A. Rahfeldt who  is personally known or  has produced a driver's licenses as identification.



*[Signature]*  
Notary Public  
Printed Name: *Sean Marshall*

My Commission Expires:

*6/14/2013*

COPY

QUIT CLAIM DEED

This Quit Claim Deed, executed this 15<sup>th</sup> day of September, A.D. 2000, by and between SPARTAN DEVELOPMENT, INC., a Florida Corporation, (hereinafter referred to as "first party") to Daniel A. Rahfeldt and Lisa S. Rahfeldt, his wife, An Undivided One-half interest, and Edward V. Monahan and Terese V. Monahan, his wife, an Undivided One-half interest, referred to as "second party") and whose address is 952 Pompano Drive, Jupiter, Florida 33458, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

Lot 11, 12, 13, 14 and 15, PORT ST. LUCIE SECTION TWENTY-EIGHT, a subdivision according to the plat or map thereof described in Plat Book 14, Page 7, of the Public Records of Palm Beach County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise pertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Patrick M. Gordon  
Misty Khoury  
Misty Khoury

SPARTAN DEVELOPMENT, INC.  
a Florida corporation

By: Lisa S. Anderson  
Lisa S. Anderson LSA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

... instrument was acknowledged before me this 15<sup>th</sup>

FILE NUMBER : 1841631 UK BOOK 1328 PAGE 20  
Recorded: 09/18/00 14:26

**John Finizio**

**From:** Joe Friscia [frisciaeng@comcast.net]  
**Sent:** Monday, September 12, 2011 10:09 AM  
**To:** John Finizio  
**Subject:** FW: P11-116 Stuart Recycling Drop-Off  
**Attachments:** business plan (1).docx

John,

Please review & let me know if this answers your questions.

We have no problem relocating the fence.

Joe Friscia  
 Friscia Engineering  
 459 NW Prima Vista Blvd.  
 Port St. Lucie, FL 34984



459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983  
 PH: (772) 340-4990 FAX: (772) 340-7996  
 BPR & FBPE License No. 6424

-----Original Message-----

**From:** Ronald Pepper [mailto:stuartrecycling@yahoo.com]  
**Sent:** Saturday, September 10, 2011 9:26 AM  
**To:** Joe Friscia  
**Subject:** Re: P11-116 Stuart Recycling Drop-Off

Good day Joe, Sounds like u know John I hope this answers his questions

Using all bays, ( except office)recycled materials  
 Copper, Brass, Aluminum, Stainless Steel, All Grades Of  
 Non Ferrous Metal No Steel Products Will be  
 Purchased.Materials are shipped weekly,NO OVERFLOW AT ANY  
 TIME!!! Processing is all inside, Customer brings in  
 material It is weighted on State Cert. Scales brought to  
 processing area in warehouse, boxed ,or bailed & shipped.  
 material received daily, The rest Joe is your thing if u  
 need anything call Thanks Ronald.

\* PS

9/22/2011

please note the comp. name is going to be Port St. Lucie  
Recycling  
Ronald Pepper  
Stuart Recycling  
4001 S.E. Commerce Ave  
Stuart, Florida 34997

---

Office: (772) 463-1663  
Fax: (772) 463-1664  
Cell: (561) 312-2033

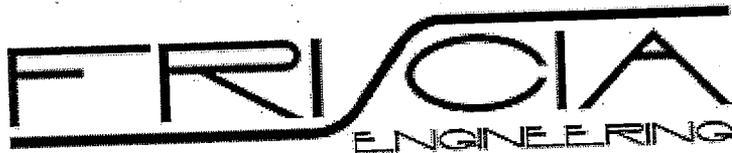
---

**From:** Joe Friscia <frisciaeng@comcast.net>  
**To:** Ron Pepper <stuartrecycling@yahoo.com>  
**Cc:** Ed Monahan <emono@comcast.net>  
**Sent:** Friday, September 9, 2011 11:11 AM  
**Subject:** FW: P11-116 Stuart Recycling Drop-Off

Ron,

Please review & call me.

Joe Friscia  
Friscia Engineering  
459 NW Prima Vista Blvd.  
Port St. Lucie, FL 34984



459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983  
PH: (772) 340-1990 FAX: (772) 340-7996  
BPR & FBPE License No. 6424

-----Original Message-----

**From:** John Finizio [mailto:JFinizio@cityofpsl.com]  
**Sent:** Friday, September 09, 2011 10:35 AM  
**To:** 'Joe Friscia'  
**Subject:** P11-116 Stuart Recycling Drop-Off

Good Morning Joe,

Hope all is well. I was lucky enough to be the one reviewing the SEU for Stuart Recycling. I started looking through the application, and I have a few questions which I will need answers to for my staff report. For starters, will the applicant only be using this one bay (1133 Biltmore) for this recycling facility, or is the applicant looking at

9/22/2011

using two or more bays of this building? What material is being recycled, or collected and held here? How long will the material be held at this location? In other words, what is the chance that the material being stored here will get close to overflowing the facility? Is it possible to get a breakdown of the overall process involved with the recycling that is being proposed? How often will material be dropped off, or picked up from this facility? Will there be any mechanical processes going to be occurring at this location? Basically any information on the proposed recycling will be greatly appreciated.

In regards to the site plan; I have a copy of questions. The site plan shows two access points, this is also noted in your application; however the southern most entrance is not functional and cannot be used because of the storage yard fence which basically blocks off this entrance/exit. I really do not feel that this fence should be located where it is (since it blocks off an access point), and I will suggest, in my staff report, that this issue will need to be resolved maybe as a condition of approval. One last question; does this property currently have a unity of title for these five lots? I didn't see one, and that surprises me because this is located in one of the City's conversation area. I see that you worked on the previous site plans so I am hoping that you can shed some light on this subject. Thanks Joe, there might be more questions the more I continue to work on my staff report.

~~One important thing to note; this site appears to be missing a great deal of landscaping, according to the landscape plan. This will need to be addressed as well.~~

Thanks Joe, if you have any questions or concerns please feel free to contact me.

John.

**John Finizio**

---

**From:** Joe Friscia [frisciaeng@comcast.net]  
**Sent:** Wednesday, September 21, 2011 1:29 PM  
**To:** John Finizio  
**Cc:** Ron Pepper  
**Subject:** RE: P11-116 Stuart Recycling

John,

Your questions are addressed below:

I received the updated application, thank you for getting it to me so quickly. If you have a minute, I still have some questions regarding the SEU application. I looked through the Business Plan for Stuart Recycling, and I couldn't find answers to these questions, so I am asking you:

What are the proposed hours of operation? I don't think there is a problem, but I just want to know what is being considered?

Mon – Fri 7:30 AM to 5 PM  
 Sat 7:30 AM to 2 PM

I still am unsure when this material is going to be picked up, because eventually it is going to have to be moved somewhere - especially if this is a drop off facility. So, is the plan to pick up this material daily, weekly, monthly, as needed? And what type of vehicle will be making this pick up? A semi, dump truck, etc?

The material is picked up weekly. It is picked up with a 30' flatbed truck. The materials will be stored indoors.

I noticed that Kauff's is in the last (southern most) bay, and are using the storage yard. Your last e-mail indicated that the whole building will be used for the recycling facility, when is Kauff's moving? Also, what are there any plans for the storage yard? I ask because an 8-foot fence was suppose to replace the existing 6-foot fence, but this never occurred; if the storage yard will continued to be used, the fence will need to be replaced.

Kauff will move out of the building prior to Port St. Lucie Recycling moving in. The fenced in area will not be used for storage. We can remove the label on the site plan. We can also change the fence configuration to show how it will be relocated out of the driveway area.

---

**From:** Joe Friscia [mailto:frisciaeng@comcast.net]  
**Sent:** Monday, September 19, 2011 3:46 PM  
**To:** John Finizio  
**Subject:** RE: P11-116 Stuart Recycling

A will get a corrected application to you tomorrow. The lots #'s are not right either, should be Lots 10-15.

Joe Friscia

9/22/2011

Frischia Engineering  
459 NW Prima Vista Blvd.  
Port St. Lucie, FL 34984



459 N.W. Prima Vista Blvd., Port St. Lucie, FL 34983  
PH: (772) 340-1990 FAX: (772) 340-7996  
BPR & FBPE License No. 6424

-----Original Message-----

**From:** John Finizio [mailto:JFinizio@cityofpsl.com]  
**Sent:** Monday, September 19, 2011 3:33 PM  
**To:** 'Joe Frischia'  
**Subject:** P11-116 Stuart Recycling

Good Afternoon Joe,

I am looking at the legal description on the application for Stuart Recycling, and you have it identified as Section 28, Block 235, Lots 11-15, is this correct? That would put the building on S Macedo, and you have the address as Biltmore. I think the block should be 234, not 235; but I need confirmation from you. More importantly, I need a new application with the correct legal description. The deeds do identify the block as 234. Thanks Joe,

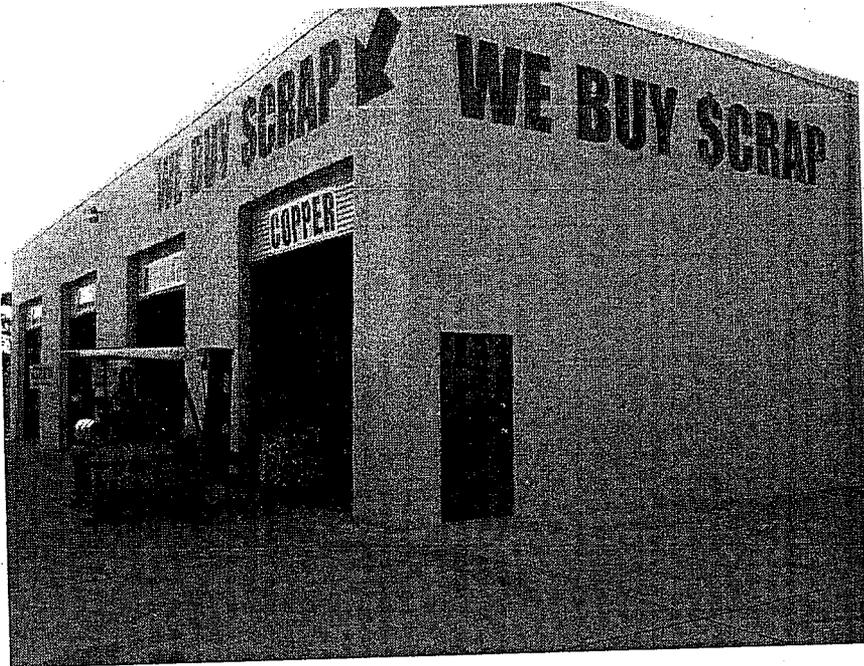
John

## Contents

Executive Summary.....	2
General Company Description.....	3
Personnel, Management and Organization.....	3
Products and Services.....	4
Customers.....	4
Industry Description and Outlook.....	5
Rationale for our Success.....	5
Marketing Strategy.....	5
Financial Data.....	5

## Executive Summary

The purpose of this plan is to provide a summary description of the non-ferrous metals recycling business and to outline our mission and strategy in successfully expanding our existing recycling operation into a second economic market.



Currently, Stuart Recycling services both the corporate and retail sectors in the Martin County area with their recycling needs. Our customers include companies generating post-production metal excess; service businesses recycling byproducts from new equipment and infrastructure installation; and civilians wishing to recycle non-ferrous metals from the home.

Recycling centers, like Stuart Recycling, allow customers from all sectors to drop off non-ferrous materials for processing, storage, and shipment for reuse. Recycling programs, such as ours, offer the general public not only the ability to do their part in recycling for the betterment of the community but can offer an offset to enhance household revenues on a regular basis.

With the continued pattern of production, growth, and renewal in both the commercial and retail sectors comes a corresponding need for our services. Stuart Recycling offers both a means of safely channeling recycling materials and an outlet for maintaining the beauty of the Port St. Lucie community.

As a direct result of the current global recycling efforts and the renewed focus on the environment, the demand for our services is stronger than ever. From this demand, our long term goal is to grow with the community of Port St. Lucie to meet the demand for a formalized non-ferrous recycling facility.

## General Company Description

**Form of Ownership:** As with our existing Martin County site, the St. Lucie County operation will be a family owned and operated corporation.

**Company History:** Ronald Pepper, our principal, has forty years of experience in the industry coming from a family that pioneered the metals recycling business in Florida.

**Strengths and Core Competencies:** Our strong customer base and ability to process and streamline efficient, effective, and environmentally safe operations has proven to be a model for current and future successes. The business maintains this model through our unyielding dedication to:

- Cleanliness
- Safety
- Honesty
- Efficiency

Being a family-owned local business, we strive to reach out to the community by supporting our neighbors, fellow businesses, and local economy.

**Current and Future Challenges:** Our biggest challenge is in managing the growth of our business while continuing to offer efficient services to our ever-expanding customer base. As the community's recycling demands increase, we are committed to fulfilling each and every aspect of those demands.

- *Why Port St. Lucie?*
  - Currently, our Martin County facility is primarily focused on local (Stuart and Jensen Beach) customers. We have a full time buyer who is currently pursuing the St. Lucie County recycling needs. From the results of our buyer's efforts, we feel that there is more than adequate demand for a physical center that does not exist at the present time.

## Personnel, Management and Organization

The day-to-day business operations are managed by two family members under the oversight of the principal, Ronald Pepper. There are eight full-time equipment and service operators, two office personnel staff, and one full-time corporate buyer.

There are additional family members ready to enter the business when the new facility comes on-stream. New employment opportunities will be available for local residents for new equipment and service operator positions as well as clerical positions.

## Products and Services

The following are non-ferrous products we will be receiving in Port St. Lucie:

- **Copper: all grades**
- **Brass: all grades**
- **Stainless Steel: all grades**
- **Aluminum: all grades**

As in our Stuart Facility, all products will be purchased, processed, stored, and shipped from inside the facility.

Common Purchase Scenario:

- A customer/client backs a licensed vehicle into the facility where the products are unloaded, sorted, and weighed. The customer is then paid for their materials and leaves the facility while the materials are stored and processed internally. By state law, all transactions with the customers are documented via video, thumb print, state or federal identification card, tag number, and photograph,

## Customers

Broadly, our customers fall into three categories:

- **Industrial**
  - Includes businesses such as manufacturing, fabricating and machine shop operations sectors
    - *Creates continuous material production and a continuous need for disposal*
- **Service Industries**
  - Includes local businesses like general contractors, plumbers, electricians, air conditioning companies, screen porch and gutter installation companies, roofing contractors, public school systems, city and county maintenance departments, city water departments, etc.
- **Retail (Consumers)**
  - Public, individual citizens typically recycling anywhere from aluminum cans to brass to copper

## **Industry Description**

As of now, Port St. Lucie lacks a proper recycling drop off facility.

## **Rationale for our Success**

Our competitive edge and success can be attributed to several factors:

- We hold an unmatched reputation for being safe, fair, honest, and reliable
- We maintain an extremely clean and safe environment for both our customers and employees which can be unusual in the metals recycling business where flat tires can occur often from unclean facilities
- We are a local and family owned and operated business which helps build trust with clientele and encourages community development
- We have a quick and efficient system; minimizing the customer's time away from their businesses and maximizes the return for their material

## **Marketing Strategy**

- Unlike most competitors, we have a professional buyer working in the field recruiting new accounts and retaining customer relations with clients
- Traditional marketing strategies including mailings, e-mailing, and media advertising

## **Financial Data**

- Internally financed by current company, do not need to obtain financing
- No financial planning data or fiscal growth estimates being submitted
- Embracing a policy of openness with any and all potential partners, we welcome visits to observe the current operation in Stuart



# Exhibit B

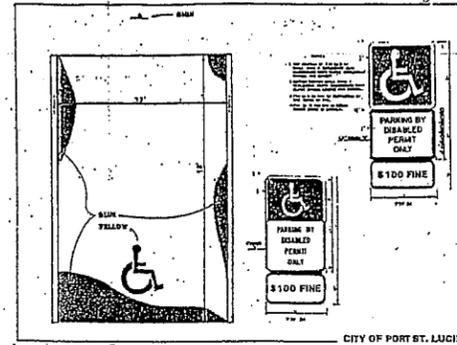
### PARKING REQUIREMENTS

One building with an area of 5600 square feet will be constructed. The building will be used as warehousing with minor associated offices. Therefore, one parking space per 400 square feet of gross floor area is required, per the City of Port St. Lucie Zoning Ordinance, Article VI, Section 22-1.08, Part C.

Parking = 5600 SF / 400 SF = 14 spaces

*Handwritten:* 4800 SF = 12 spaces  
600 SF = 1 space  
Total = 13 spaces  
August 11, 1989

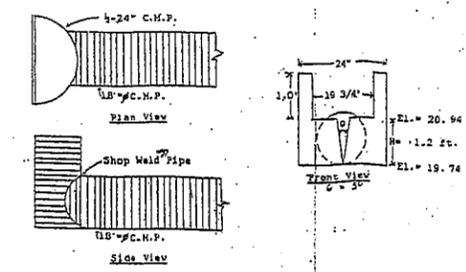
Total parking required and provided is 14 spaces, one of which will be for handicapped parking.



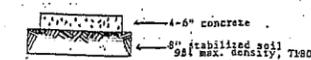
CITY OF PORT ST. LUCIE

ILLEGIBLE WHEN PRESENTED FOR RECORD

### C.M.F. WEIR CONTROL STRUCTURE DETAIL:



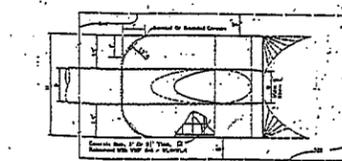
### CONCRETE PAVING REQUIREMENTS



### GENERAL REQUIREMENTS FOR CONCRETE PAVING THICKNESS

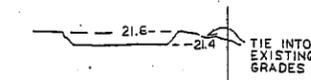
PARKING AREA USE	PAVEMENT THICKNESS
Automobile Parking	4" Nonreinforced
Automobile Traffic Lanes	6" Nonreinforced
Truck Traffic Lanes, Parking & Aprons	6" Nonreinforced

### MITERED END - CONCRETE COLLAR DETAIL:

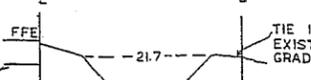


### TYPICAL MEDIAN CURB DETAIL

F.D.O.T. CURB & GUTTER TYPE F AS SHOWN IN ROADWAY & TRAFFIC DESIGN STANDARDS.



SECTION B-B (NTS)



SECTION A-A (NTS)

### LANDSCAPING REQUIREMENTS

Landscaping is to be in accordance with the City of Port St. Lucie Code, Chapter 15, Ordinance 68-88 as follows:

- One tree per thirty (30) lineal feet of property adjacent to public right-of-way and off-street parking/vehicular use areas:
  - 239.90 ft. / 30 ft. = 8 trees, provide 8 trees.
  - One tree per fifty (50) lineal feet of property abutting residential zoned property:
    - 489.80 ft. / 50 ft. = 9.8 trees, provide 10 trees.
- Interior landscaping for parking areas provided by a 100 square foot landscape island with one tree per island & trees required.
- One landscape island to break up continuous runs of parking with one tree per landscape island: No trees required.

TOTAL TREES REQUIRED AND PROVIDED = 22 trees.

Perimeter landscaping for parking areas and other vehicular use areas shall include a 1 foot high earth (sodded) berm and shrubs at two foot high and two foot on center: 204.9 ft. = 103 shrubs.

TOTAL SHRUBS REQUIRED AND PROVIDED = 103 shrubs. All landscape areas shall be provided with sod or other approved ground cover material.

All trees and shrubs shall be Florida Grade #1 quality or better. Any variation in tree types must have prior approval of the City of Port St. Lucie Planning Department before installation.

All trees shall be a minimum of eight (8) feet in height at planting with a diameter of 1.5 inches at a point 1.0 foot above the ground level.

All shrubs shall be a minimum of two (2) feet in height at planting and be planted two (2) feet on center.

A source of irrigation must be provided within fifty feet of all landscape areas.

- TYPES OF TREES -
- 1 CHINESE TALLOW (11)
  - 2 E. PALATKA HOLLY (2)
  - 3 MAX MYRTLE (9)

TYPES OF SHRUBS - VIBURNUM, ODOBATISSIMUM AND/OR SPENSIMUM AND/OR LIGUSTRUM, LUCIDUM AND/OR SINENSE.

### ENGINEERING NOTES FOR CONSTRUCTION

- Driveway culverts elevations and sizes are to be determined in-field by the City of Port St. Lucie Engineering Department. Culvert length is to extend a minimum of three (3) feet beyond the edges of the driveway and is to be C.M.F. with mitered ends and concrete collars.
- Install a 15" x 8" C.M.F. (see Weir Detail) with a mitered end and concrete collar for outfall into City drainage right-of-way. The length and slope shall be determined in-field by the developer and the City of Port St. Lucie Engineering Department to tie-in with the high water flow line of the ditch. Any destruction to bank must be repaired and sodded.
- All unpaved areas are to be sodded.
- All pavement markings are to be in accordance with F.D.O.T. specifications.
- There are no existing residential wells within 75' of the proposed onsite sewage disposal system.
- There are no existing septic systems within 100' of the proposed "other public" wall.

OFFICIAL COPY  
DO NOT REMOVE  
PLANNING DEPT.

SITE PLAN APPROVED  
DATE June 5, 1989  
BY City Council  
Conditions attached:  
Yes  No

RECEIVED  
MAY 23 1989  
PLANNING DEPT.

SITE INFORMATION

TOTAL AREA	29,981 SF (0.69A)
BUILDING AREA	5,600 SF (18.7%)
PAVEMENT AREA	9,357 SF (31.2%)
GREEN AREA	15,024 SF (50.1%)
IMPERVIOUS	= 49.9%
PERVIOUS	= 50.1%

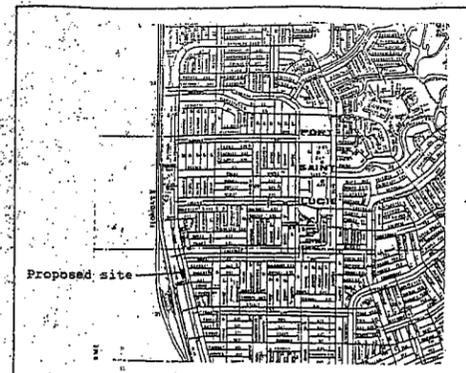
189-73

NOTE: EXISTING INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY DON WILLIAMS, REGISTERED LAND SURVEYOR, FLORIDA REGISTRATION #1272, DATED 4/4/89.

HECK & FARNSWORTH CONSULTING ENGINEERS, INC.

SCALE: 1" = 20'  
DATE: 4/14/89  
APPROVED BY: [Signature]  
DRAWN BY: [Signature]

SITE PLAN W/ DRAINAGE & LANDSCAPING  
REVELS PLAZA 1 OF 1



LOCATION MAP (nts)

### LEGAL DESCRIPTION

LOTS 11, 12, & 13, BLOCK 234, PORT ST. LUCIE SECTION TWENTY-EIGHT, AS RECORDED IN PLAT BOOK 14, PAGES 7, 7A-C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

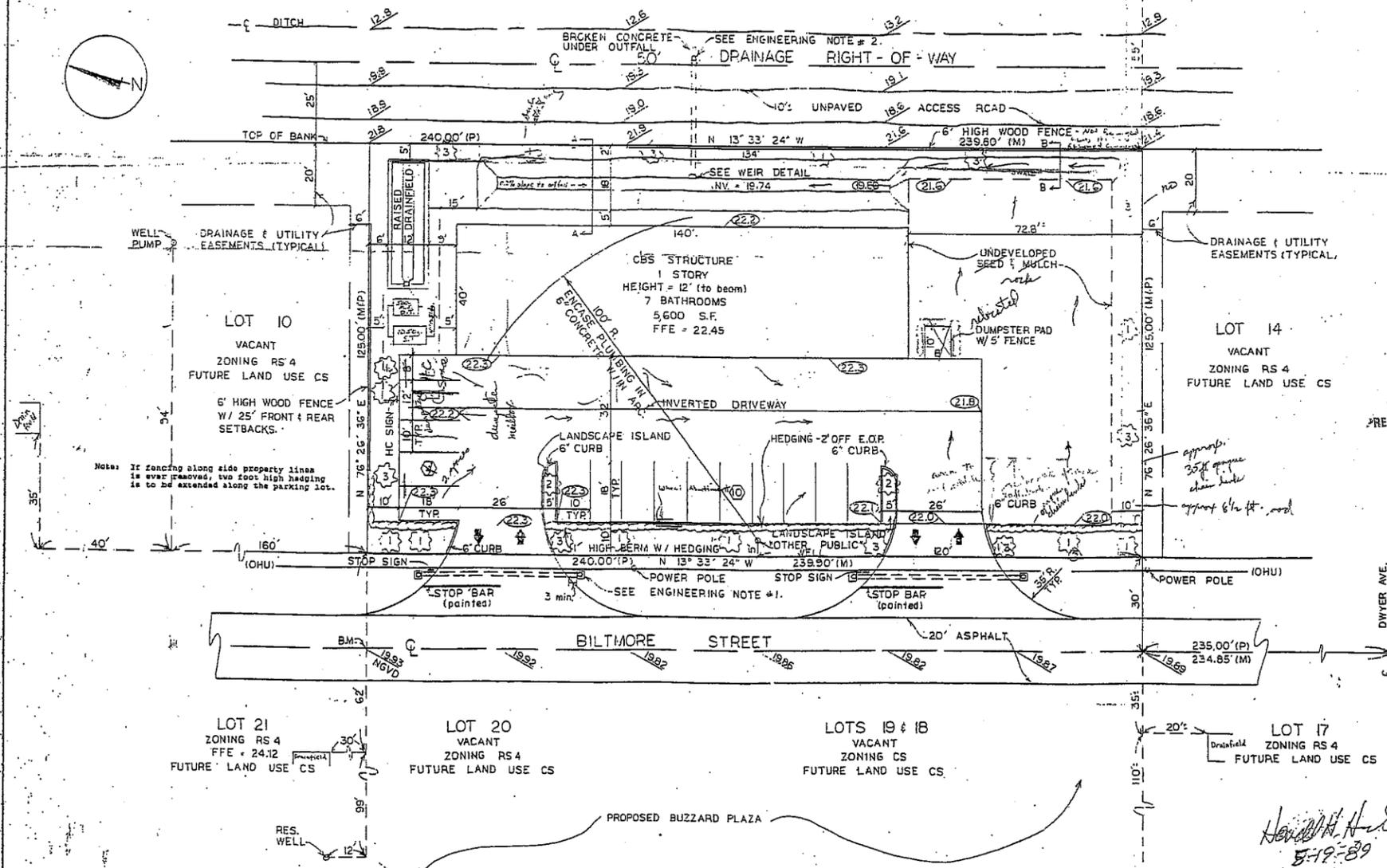
### FLOOD ZONE

F.I.R.M. ZONE C - 120287 0005 B, March 15, 1982.

LOTS 22, 21 & 20  
VACANT  
ZONING CG  
FUTURE LAND USE CG  
PROPOSED MAXI PLAZA

LOTS 19 & 18  
VACANT  
ZONING RS 4  
FUTURE LAND USE CG

LOT 17  
ZONING RS 4  
FUTURE LAND USE CG  
RES. WELL



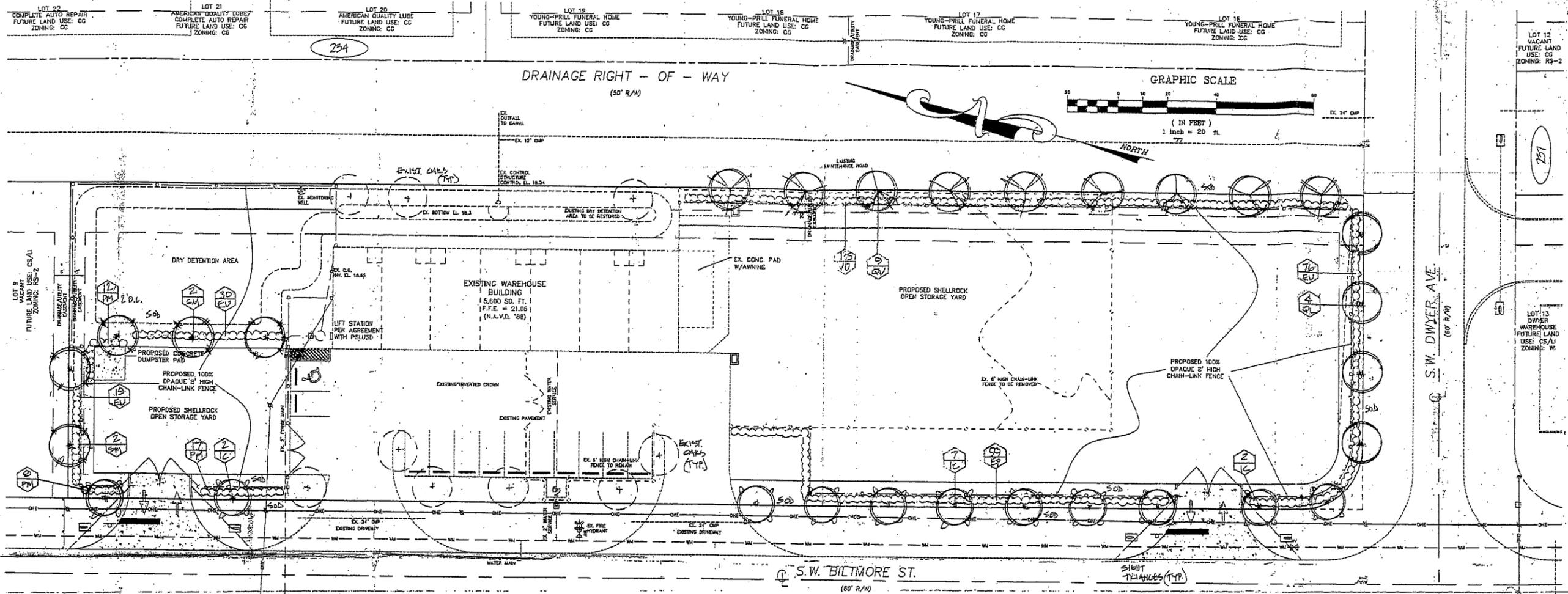
ILLEGIBLE WHEN PRESENTED FOR RECORD

LEGEND

- ⊙ EXISTING ELEVATIONS
- ⊙ PROPOSED ELEVATIONS
- ⊙ PROPOSED TREES
- ⊙ PROPOSED SHRUBS

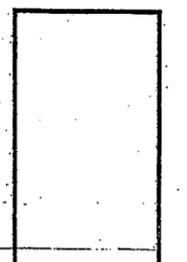
*Handwritten:* David H. [Signature]  
5-19-89

# Exhibit C



Date	Revision
1.24.2001	

William A. Flint, III  
 Landscape Architect  
 561.220.0941  
 561.220.0424



STARTUP DEVELOPMENT OPEN STORAGE YARDS  
 S.W. BILTMORE ST.  
 PORT ST. LUCIE, FL

DATE: 12/14/2001  
 DRAWN: WAF  
 CHECKED:  
 SCALE: 1" = 20'  
 PROJECT NO. 01-378

SEAL  
 SHEET 1 OF 1

PLANT & MATERIAL SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (HT.X.SP.)	CONT.
IC	11	ILEX CASSINE	DAHON HOLLY	10-12'x3, 1 1/2" DIA	BEB
PI	37	PONOCARPUS MACROPHYLLA	JAPANESE YEW	24" x 18"	#3
QL	4	QUERCUS LAUBIFOLIA	LAUREL OAK	10-12'x3, 1 1/2" DIA	BEB
QV	3	QUERCUS VIRGINIANA	LIVE OAK	10-12'x3, 1 1/2" DIA	BEB
SM	4	SWEETGUM	MAHOGANY	10-12'x3, 1 1/2" DIA	BEB
SP	99	ELEAGNUS PUNGENS	SILVERTHORN	24" x 18"	#3
EV	125	EUGENIA UNIFLORA	SURINAM CHEFFY	24" x 18"	#3
VO	135	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" x 18"	#3

ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER  
 BAHIA SOD AS REQUIRED  
 MALAUECA OR EUCALYPTUS MULCH (NO CYPRESS) AS REQUIRED TO 3" THICKNESS MINIMUM IN ALL PLANT BEDS  
 ALL PROHIBITED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY  
 HOPE BIBS INSTALLED WITHIN 100' OF PLANTINGS SHALL SUPPLY IRRIGATION  
 NO INTRUSIVE ROOT SYSTEM VEGETATION SHALL BE PLACED WITHIN 12" OF UTILITIES  
 NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION & MAINTENANCE OF ANY EXISTING UTILITY

