

BOARD OF COUNTY
COMMISSIONERSCOMMUNITY
DEVELOPMENT
DIRECTOR

PHILIP E. FREELAND

October 26, 1995

Joseph T. Friscia, P.E.
1665 SW Biltmore St.
Pt. St. Lucie, FL 34984

SUBJECT: CD-95-010 AN ORDER GRANTING A MAJOR ADJUSTMENT TO A SITE
PLAN PROJECT KNOWN AS FLORIDA TIRE RECYCLING.

Dear Mr. Friscia:

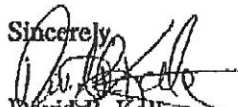
Enclosed is a copy of recorded Order # 95-010. Unless otherwise stated in section A of this resolution, you may make application to St. Lucie County for building permits. Please contact the Building Division of this department for specific plan submittal requirements.

Please submit five (5) copies of the stormwater management plans for this project to the County Engineer. This submittal is to be filed concurrently with your building permit. No building permits, including foundation permits, will be issued until these paving and drainage plans have been approved.

After building permits have been issued, adjustments to the site plan will require revised stormwater management drawings. These drawings would be submitted to the County Engineer concurrently with the site plan adjustment.

If you have any questions, please do not hesitate to contact the Planning or Building Divisions of this office at (407) 462-1576, or the County Engineering Division at (407) 462-1707.

Sincerely,

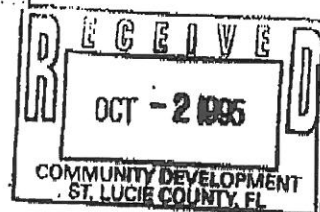

David P. Kelly
Planning Manager

DPK/sh
H:\WP\SITEPLAN\CD-FLTIRE
Attachment

cc: w/att. County Engineer
w/att. Fire Marshal
County Attorney
File

314-1

File
Finance sent
COP 10-2-95
SH



Johnnie Salas, Clerk of the Circuit Court - St. Lucie County
File Number: 1421384 OR BOOK 0974 PAGE 1290
Recorded: 08-13-95 08:35 A.M.

ORDER OF SITE PLAN APPROVAL

CD-95-010

AN ORDER GRANTING A MAJOR ADJUSTMENT
TO A SITE PLAN PROJECT
KNOWN AS FLORIDA TIRE RECYCLING

WHEREAS, the St. Lucie County Community Development Director has reviewed the application for a major adjustment to a minor site plan project submitted by John Wilson, and has reviewed the comments of the St. Lucie Development Review Committee on this application, and makes the following determinations:

1. The relocation of an approved 15,000 square foot building, tire storage areas, and stormwater improvements within a site plan project known as Florida Tire Recycling has been proposed. The proposed adjustment also provides for a cross ingress/egress easement.
2. The Development Review Committee has reviewed the proposed adjustment and has found it to meet all technical requirements of the Land Development Code and to be consistent with both the existing zoning and future land use maps from the St. Lucie County Comprehensive Plan.
3. The proposed project is consistent with the general purpose, goals, objectives, and standards of the St. Lucie County Comprehensive Plan and the St. Lucie County Land Development Code.
4. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety and general welfare.
5. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.
6. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring

property, in accordance with applicable district regulations.

7. The proposed project is to be served by adequate public facilities and services.
8. The applicant has applied for and has received a Certificate of Capacity for this adjustment, a copy of which is attached to this Order as Exhibit A, as required under Chapter 5, St. Lucie County Land Development Code.
9. The applicant has obtained from the St. Lucie County - Fort Pierce Fire Prevention Bureau written confirmation that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

NOW, THEREFORE, BE IT ORDERED by the Board of County Commissioners of St. Lucie County, Florida:

A. Pursuant to Section 11.02.03(D) of the St. Lucie County Land Development Code, the site plan for the proposed project known as Florida Tire Recycling be, and the same is hereby approved as shown on the site plan drawings for the project prepared by Joseph T. Friscia, P.E. Inc., dated June 14, 1995, and revised through July 20, 1995, and date stamped received by the St. Lucie County Community Development Director on July 28, 1995 with the following conditions:

1. Prior to the issuance of a building permit a copy of this projects Management and Storage of Surface Water Permit must be provided to the Department of Community Development and approved by the County Department of Engineering.
2. Prior to the issuance of a building permit a recorded copy of the "Right-of-way Consent Agreement" between Florida Tire Recycling and Florida Power and Light Company shall be provided to the Department of Community Development.

3. Prior to the issuance of a building permit proof of Florida Department of Environmental Protection authorization to operate the Waste Tire Processing Facility must be provided and approved by the Department of Community Development.

B. The property on which this development will take place is described as follows:

Commence at the Northeast corner of section 1, Township 37 South, Range 38 East, St. Lucie County, Florida; thence run $800^{\circ}00'54''W$, along the East line of said Section 1, a distance of 1907.98 feet, to the POINT OF BEGINNING; thence continue $800^{\circ}00'54''W$, along the East line of said Section 1, a distance of 660.00 feet; thence run $N89^{\circ}59'06''W$, a distance of 1320.00 feet; thence run $N00^{\circ}00'54''E$, a distance of 1242.49 feet; to the South right-of-way line of the Florida East Coast Railroad; thence run $N44^{\circ}46'00''E$, along the said South right-of-way line, a distance of 884.93 feet; thence run $800^{\circ}00'54''W$, a distance of 1210.93 feet; thence run $S89^{\circ}59'06''E$, a distance of 696.98 feet, to the POINT OF BEGINNING; all lying and being in Section 1, Township 37 South, Range 38 East, St. Lucie County, Florida and containing 32.8252 Acres, more or less, and subject to a 660 feet Florida Power and Light Easement.

C. This Order shall become effective upon the date of approval indicated below. Should the property owner, developer or authorized agent wish to appeal any condition described in Section A above, all such appeals must be filed in writing with the County Administrator within thirty (30) days of the rendering of this Order, as described in Section 11.02.03(B), St. Lucie County Land Development Code. Should an appeal to this Order be filed, no permitting reviews or further administrative action shall take place on the processing of this development project until the appeal is resolved.

D. The applicant has applied for and received a Certificate of Capacity a copy of which is attached to this order as Exhibit A, as required under Chapter V, St. Lucie County Land Development Code.

E. A copy of this Order shall be mailed, return receipt to the developer and agent of record as identified on the site plan application.

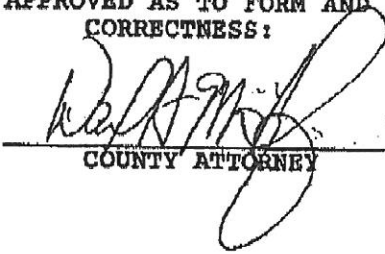
- 1 F. A copy of this Order shall be attached to the
2 site plan drawings described in Section A,
3 which plan shall be on file with the St. Lucie
4 County Community Development Director.
5
6 G. This Order shall be recorded in the public
7 records of St. Lucie County.
8
9

10 ORDER EFFECTIVE the 23rd day of August, 1995.
11
12

13 COMMUNITY DEVELOPMENT DIRECTOR
14 ST. LUCIE COUNTY, FLORIDA
15

16
17
18
19 BY: 
20 Philip E. Freeland
21

22 APPROVED AS TO FORM AND
23 CORRECTNESS:
24
25

26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

COUNTY ATTORNEY

**ST. LUCIE COUNTY
CERTIFICATE OF CAPACITY EXEMPTION**CERTIFICATE NO.: CE95-234

THIS DOCUMENT CERTIFIES THAT THE APPLICATION FOR A:

1. TYPE OF DEVELOPMENT ORDER: MAJOR ADJUSTMENT TO MINOR SITE
PLAN

NO. OF UNITS: , NO. OF SQUARE FEET: .

2. PROPERTY LEGAL DESCRIPTION & TAX I.D.# (& STREET ADDRESS):

4201-113-0001-000/3 FLORIDA TIRE RECYCLING
9675 RANGE LINE RD RELOCATING PROPOSED BUILDING & STORMWATER3. APPROVAL #: Res #: CD-95-010,4. AS PART OF THE DEVELOPMENT: FLORIDA TIRE RECYCLING5. ON PROPERTY OWNED BY: FLORIDA TIRE RECYCLING INC9675 RANGE LINE RDPORT ST LUCIE, FL 34987

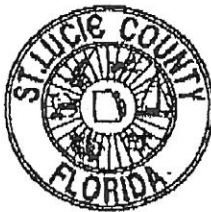
is hereby granted a Certificate of Capacity Exemption according to Chapter 5.02.02(A)_, (B)_, (C)_, (D)_, (E)_, (F)X_, (G)_, (H)_, (I)_, or (J)_, of the St. Lucie County Land Development Code.

6. CERTIFICATE EXPIRATION DATE: NONE

This Certificate of Capacity Exemption is transferable only to subsequent owners of this same parcel, and is subject to the same terms, conditions, and expiration date as listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development orders issued for the same property, use and size as described herein.

SIGNED: Philip E. Thurland
Community Development Director
ST. LUCIE COUNTY, FLORIDA

DATE: August 23, 1995



DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division

MEMORANDUM

TO: Development Director
FROM: Development Review Committee Chairman *DRK*
DATE: August 23, 1995
SUBJECT: Florida Tire Recycling - Major Adjustment

Pursuant to Section 11.02.03(A)(4), of the St. Lucie County Land Development Code, the Development Review Committee wishes to advise you that the above referenced Major Adjustment to an existing Minor Site Plan project has been determined to meet the minimum technical review standards of this Code and as such is recommended for approval.

Attached you will find Order CD 95-010 that will grant approval to this project.

If you have any questions, please let me know.

dw
H:\wp\dco\litire.doc
opzfile