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Michael O'Haire (1939-2022)

‡LL.M. in Taxation
†LL.M. in Bankruptcy
*Board Certified in Condominium
and Planned Development Law
y Board Certified in Construction
Law
x Board Certified in City, County &
Local Government Law
o Of Counsel

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²Also licensed to practice in NY
⁴Also licensed to practice in GA
^zAlso licensed to practice in NC
^zAlso licensed to practice in CT

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(407) 440-2100

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Fort Lauderdale, FL 33301
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Stuart Office:
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Block & Scarpa

Attorneys at Law

REAL ESTATE ♦ TRUSTS & ESTATES ♦ CIVIL LITIGATION ♦ CONDO/HOA

March 10, 2023

SENT VIA USPS:

Mayor William Thiess
C/O Richard V. Neill, Jr., Town Attorney
Town of St. Lucie Village
P.O. Box 3878
Fort Pierce, FL 34948

RE: Application for Conditional Use for Epoxy Resin Blending for 3130 North US Highway 1, Fort Pierce, Florida

Honorable Mayor and members of the Board of Alderman,

I have the pleasure of representing Mr. and Mrs. Delo for an Application for Conditional Use for epoxy resin blending for 3130 North US Highway 1, Fort Pierce, Florida within the Town of St. Lucie Village. The property is owned by S&D Holdings Unlimited, LLC and is identified by parcel identification number 1428-501-0065-000-8. Pursuant to the Town Land Development Code as updated by Ordinance 2022-2, a conditional use may be granted for property zoned commercial or "C" provided all the required elements are met.

The property at issue is zoned "C" pursuant to the zoning map for the Town of St. Lucie Village. Further, the person and related entity that will operate the epoxy resin blending business is Daniel Delo and Fasco Epoxies, Inc. Mr. Delo and Fasco Epoxies have more than four decades of experience working with epoxy resin blending and are well known within St. Lucie County for this enterprise. Additional information regarding Mr. Delo and his company's experience are attached a supplement to the correspondence, as Exhibit "A".

Additionally, pursuant to Section 3.5.3(C)(9)(a)(2), both the owner of the property and the operator of the business join in the application and agree to the applicable standards required for the conditional use permit for epoxy resin blending. A signature page is

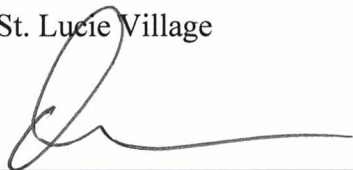
included with this correspondence confirming this requirement. Finally, the conditional use permit will meet all of the requirements as outlined in Section 8.3.0 of the Land Development Code for the Town of St. Lucie Village.

If there are any questions regarding the application, please contact me at your convenience, as I want to make sure the application meets your standard for consideration prior to formal Board action. Thank you for your consideration and I look forward to approval at the next available opportunity.

Sincerely,

Pete Sweeney

Pursuant to Section 3.5.3(C)(9)(a)(2) of the Land Development Code of the Town of St. Lucie Village, as owner and operator of the business seeking conditional use approval for epoxy resin blending, please find my signature confirming compliance with the requirements of the Land Development Code of the Town of St. Lucie Village

A handwritten signature in black ink, appearing to read 'Daniel Delo', written over a horizontal line.

Daniel Delo
President of Fasco Epoxies, Inc

Pursuant to Section 3.5.3(C)(9)(a)(2) of the Land Development Code of the Town of St. Lucie Village, as owner of the property seeking conditional use approval for epoxy resin blending, please find my signature confirming compliance with the requirements of the Land Development Code of the Town of St. Lucie Village.

A handwritten signature in blue ink that reads "Sharon Delo". The signature is written in a cursive style and is positioned above a horizontal line.

Sharon Delo,
Manager, S & D Holdings Unlimited, LLC.

MEMORANDUM

(EXHIBIT "A")

To: Board of Adjustment for St. Lucie Village
c/o Richard V. Neill, Jr.

From: Fasco Properties
c/o: Sharon and Daniel Delo

Date: March 10, 2023

Re: Summary of experience for Daniel Delo and Fasco Properties.

Daniel Delo has been using Epoxy Products for over 40 years. From 1988 to 2005 Daniel operated a boating store/boat repair/fiberglass manufacturing facility in the Florida Keys (Tiki Water Sports/Glander Boats). Daniel was known for his knowledge of both epoxy and polyester products and his ability to walk customers through their projects. During this time Daniel started selling and using Fasco's epoxy products.

In 2005 Daniel and Sharon Delo opened Fiberglass Supply Depot in Ft Pierce, FL. Daniel continued to sell Fasco's epoxy products among many other products. In 2015 Daniel and Sharon bought Fasco (Fasco Unlimited of Hialeah) and moved the company from Hialeah to Ft Pierce, FL. Fasco has been making epoxy products since 1957. Our epoxy products are not flammable and contains no Volatile Organic Compounds or "VOCs". Our raw materials are in 55-gallon drums. Most of the products we blend are immediately put in smaller containers and boxed. Nothing goes down the drain and if something is waste, we must "kick-it-off" (add part 1 and part 2 together so that it hardens) and then it can safely and legally be put in the dumpster.

Fasco's customers range from marine, automotive, granite, marble and wood fabricators, and aviation. Boeing is one of Fasco's longest standing customers and Fasco must adhere to all the aviation standards and practices. Fasco has 6 employees and is not open to the public. We sell to our distributors, wholesale customers and retail. Orders come in via internet and phone.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
S & D HOLDINGS UNLIMITED, LLC

Filing Information

Document Number L19000139546
FEI/EIN Number 84-1955630
Date Filed 05/24/2019
State FL
Status ACTIVE

Principal Address

2550 N US HIGHWAY 1
FT PIERCE, FL 34946

Mailing Address

2550 N US HIGHWAY 1
FT PIERCE, FL 34946

Registered Agent Name & Address

DELO, SHARON M
2550 N US HIGHWAY 1
FT PIERCE, FL 34946

Authorized Person(s) Detail

Name & Address

Title MGR

DELO, SHARON M
2550 N US HIGHWAY 1
FT PIERCE, FL 34946

Title MGR

DELO, DANIEL W
2550 N US HIGHWAY 1
FT PIERCE, FL 34946

Annual Reports

Report Year	Filed Date
2020	04/27/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Profit Corporation
FASCO EPOXIES, INC.

Filing Information

Document Number	P15000094578
FEI/EIN Number	47-5587462
Date Filed	11/19/2015
Effective Date	11/20/2015
State	FL
Status	ACTIVE

Principal Address

2550 NORTH US HIGHWAY ONE
FORT PIERCE, FL 34946

Mailing Address

2550 NORTH US HIGHWAY ONE
FORT PIERCE, FL 34946

Registered Agent Name & Address

DELO, DANIEL W
2550 NORTH US HIGHWAY ONE
FORT PIERCE, FL 34946

Officer/Director Detail

Name & Address

Title CEO, CFO, Chairman

Delo, Daniel W
366 32ND AVE SW
VERO BEACH, FL 32968

Title COO, Secretary, President

Delo, Sharon M
366 32ND AVE SW
VERO BEACH, FL 32968

Annual Reports

Report Year	Filed Date
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Block & Scarpa

2220

CHECK

DATE	DESCRIPTION	INVOICE #	AMOUNT	DEDUCTION	NET AMOUNT
03/17/2023	The Town of St. Lucie Village 10541.00-Delo-Application for Conditional Use		100.00		100.00

CHECK DATE	CONTROL NUMBER	TOTALS ▶ Gross:	100.00	Ded:	0.00	Net:	100.00
03/17/2023	2220						

2220

Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960
(772) 794-1918

 **NORTHERN TRUST**
THE NORTHERN TRUST COMPANY
63-965/660

DATE	CHECK	AMOUNT
03/17/2023		****\$100.00

PAY
TO THE ORDER OF
The Town of St. Lucie Village
P.O. Box 3878
Fort Pierce FL 34948

*** ONE HUNDRED & 00/100 DOLLARS



AUTHORIZED SIGNATURE



Block & Scarpa

2220

Darbie Stevens

From: Peter Sweeney
Sent: Friday, March 17, 2023 1:20 PM
To: Darbie Stevens
Subject: Check for Delo/TABS #10541

Darb,

I spoke with the St. Lucie Village Attorney and it has to be a check for the application. The check is for \$100.00 (one hundred) and is made out to "The Town of St. Lucie Village". The memorandum is for application for conditional use.

Please let me know if you need anything else. If possible, I'd like to get it out in the mail today.

Pete

Peter J. Sweeney, Jr.

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Fax: 772-567-4477
Email: psweeney@blockscarpa.com

**COSTS ADDED
TO CLIENT**



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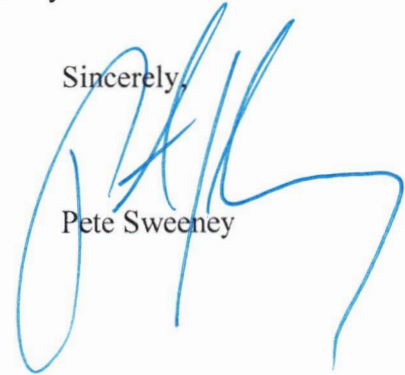
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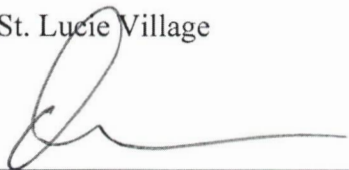
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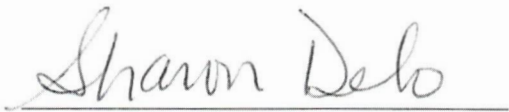
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Sharon Delo,
Manager, S & D Holdings Unlimited, LLC.

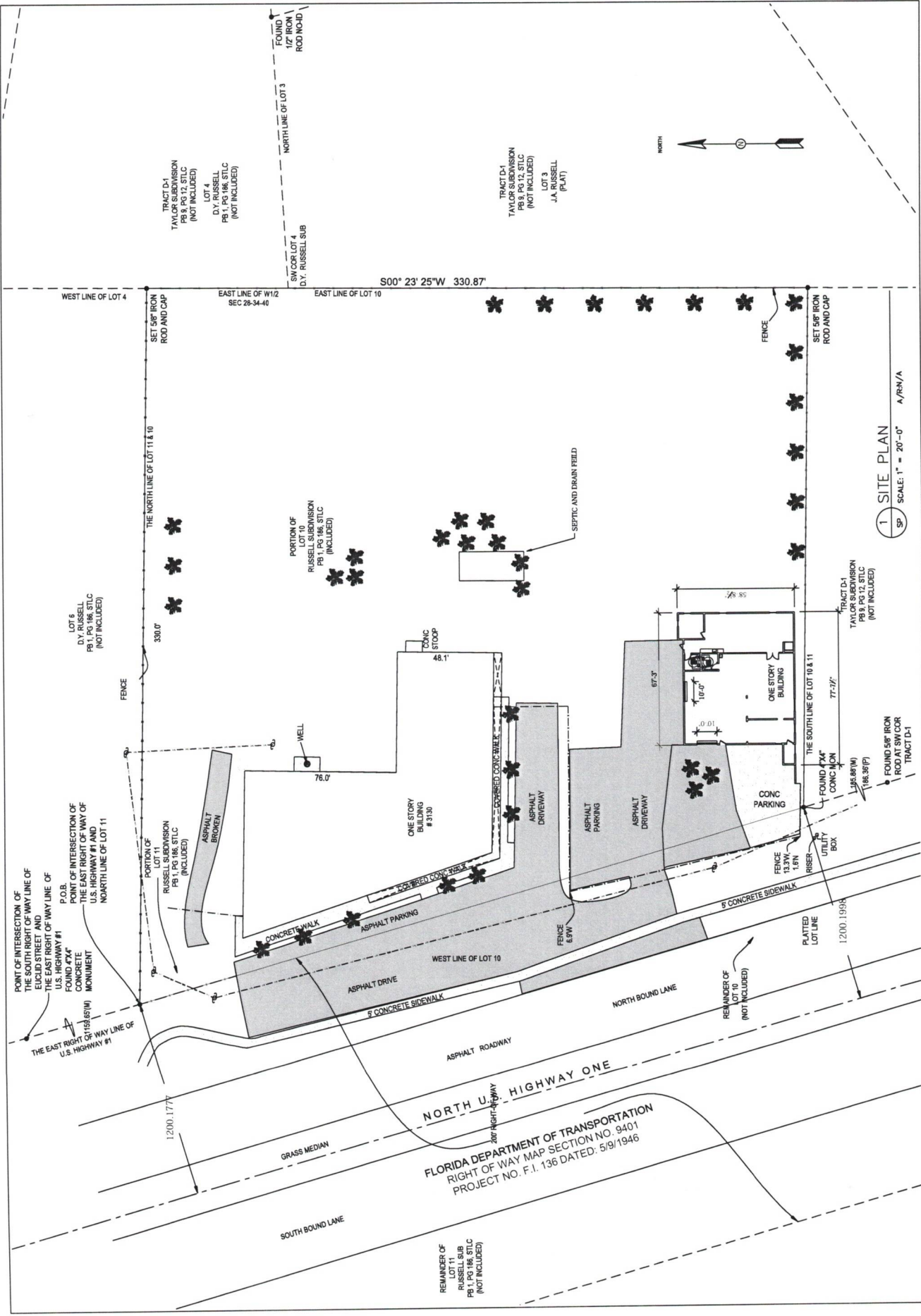
REVISIONS	BY
07/21/22	RAT
7/28/22	JDS

PAUL WELCH INC.
 FLORIDA REGISTRATION #29945
 MECHANICAL & ELECTRICAL & CIVIL ENGINEERING
 1984 S.W. BLUMHORE ST. - SUITE #114
 PORT ST. LUCIE, FL 34984
 (772) 783-9888

SITE PLAN
 3128 US-1, Fort Pierce, FL 34946

CAD CON DESIGN
 DRAFTING SERVICES
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 www.CadConDesign.com
 Fort Pierce & Stuart, FL
 (772) 408-8173

DATE	11-19-2021
SCALE	
DRAWN	11-19-2021
JOB	3128 US-1
SHEET	01
OF	SHEETS



1 SITE PLAN
 SP SCALE: 1" = 20'-0" A/RN/A

REVISIONS	BY	DATE
	JDS	07/21/22
	JDS	7/28/22

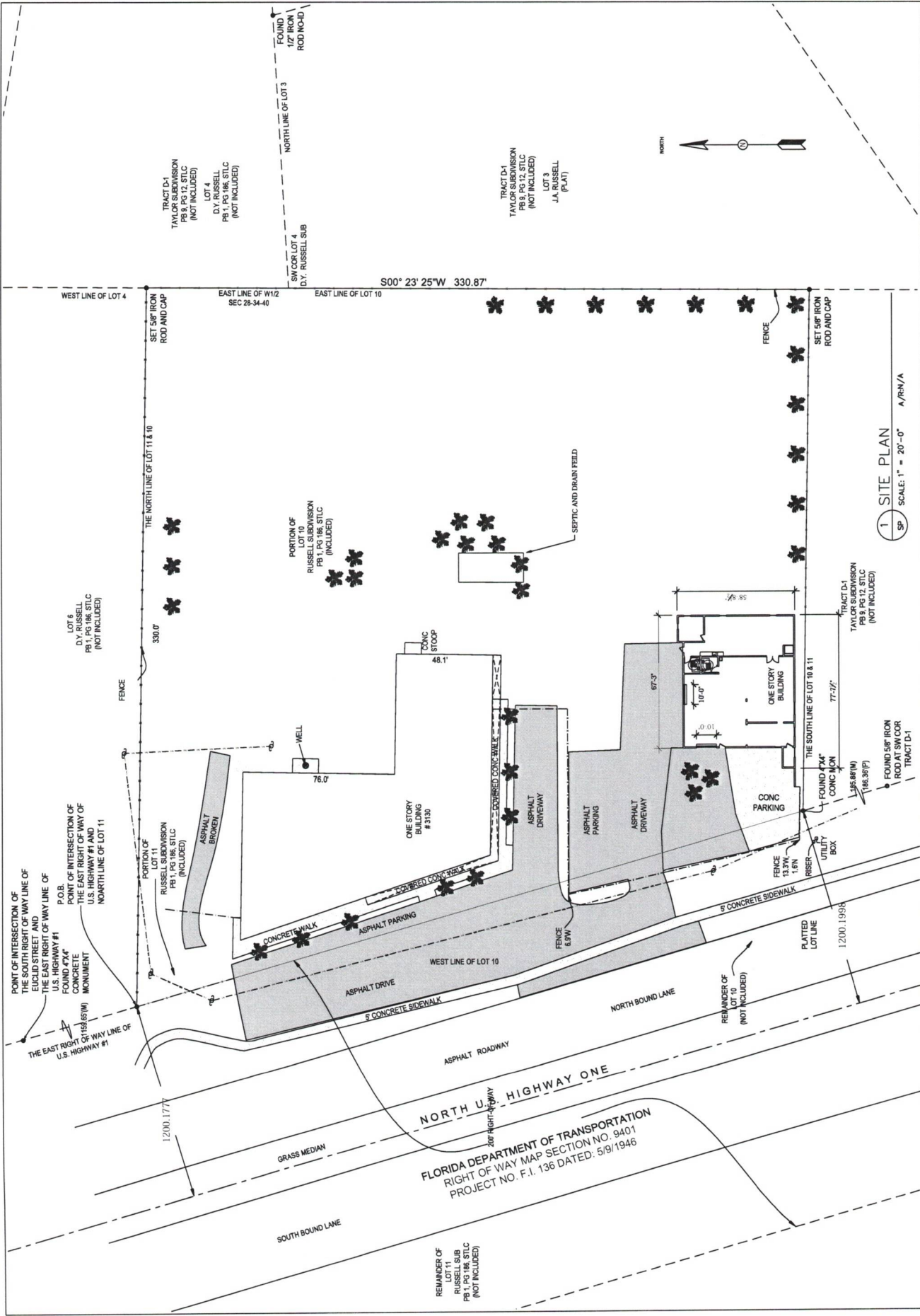
PAUL WELCH INC.
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 FORT ST. LUDIE, FL 34984
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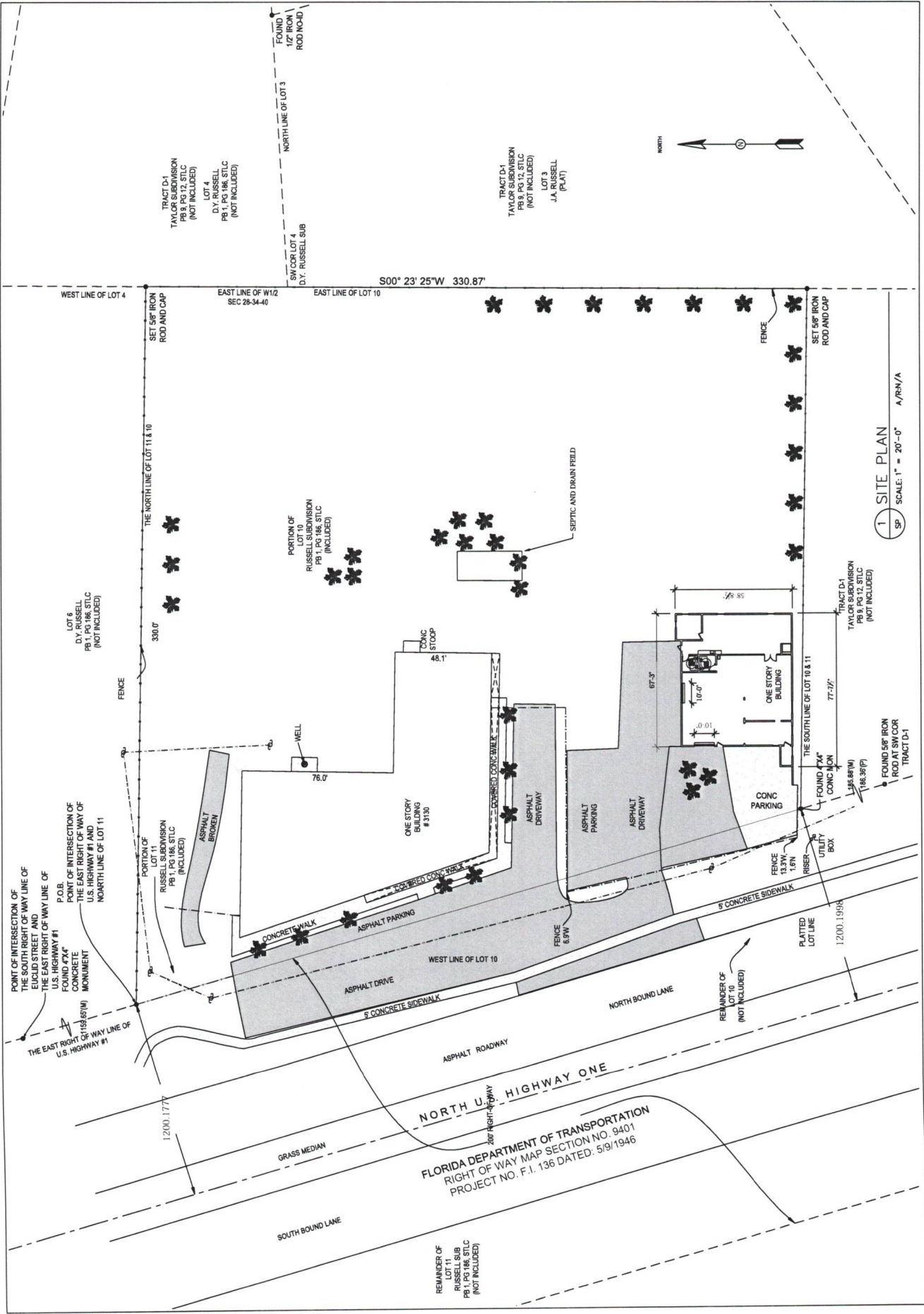
REVISIONS	BY
07/21/22	JWS
7/28/22	JWS

PAUL WELCH INC.
 FLORIDA REGISTRATION #22945
 MECHANICAL & ELECTRICAL & CIVIL ENGINEERING
 1984 S.W. BIRNDALE ST. - SUITE # 114
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 (772) 785-9888

SITE PLAN
 3128 US-1, Fort Pierce, FL 34946

CAD CON DESIGN
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 www.cadcondesign.com
 Fort Pierce & Stuart, FL
 (772) 408-8175

DATE	11-19-2021
SCALE	
DRAWN	11-19-2021
DATE	3/20/US-1
SHEET	01
SHEETS	OF



1 SITE PLAN
 SCALE: 1" = 20'-0" A/RN/A

FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP SECTION NO. 9401
 PROJECT NO. F. I. 136 DATED: 5/9/1946

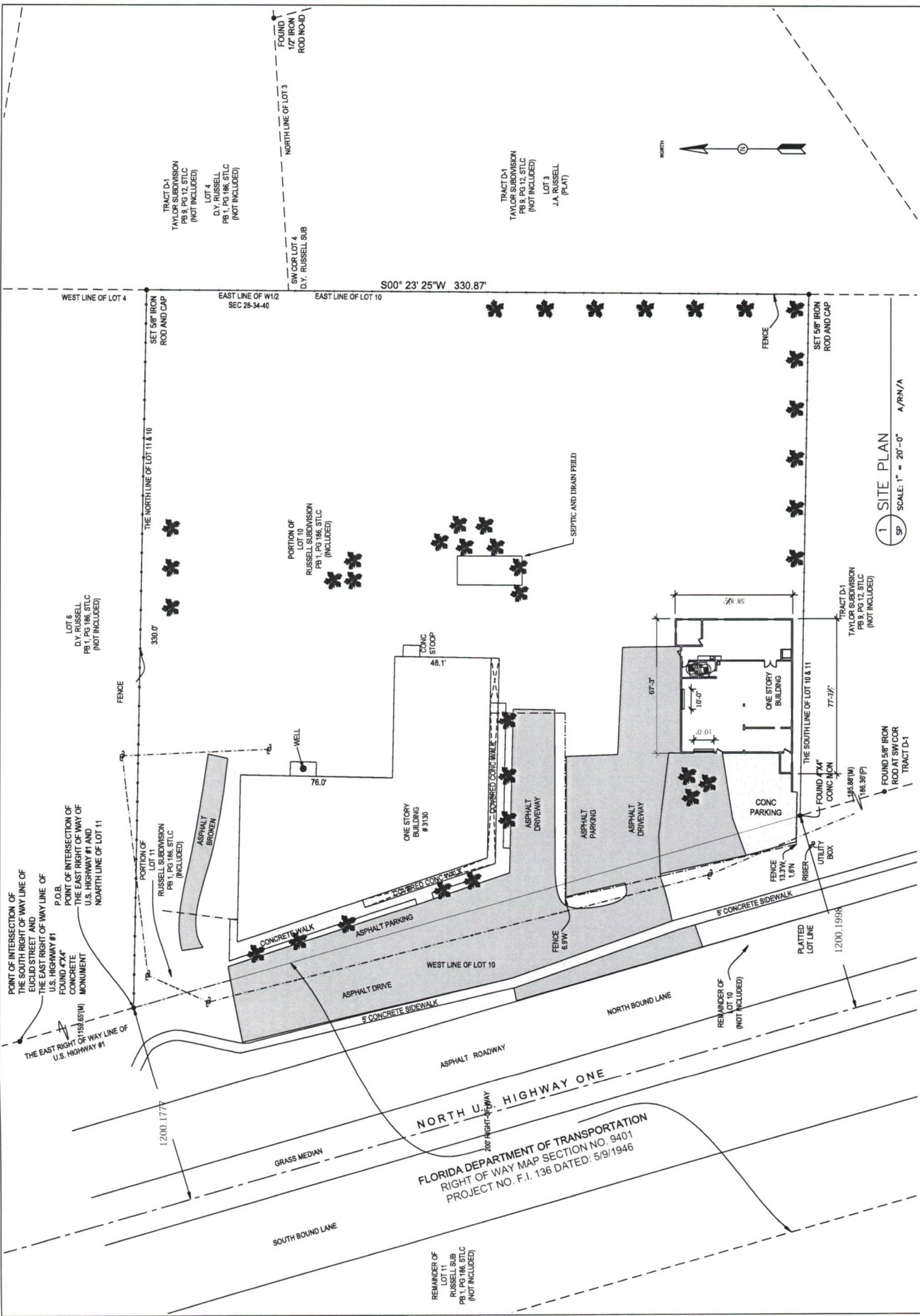
REVISIONS	BY	DATE
	JDS	7/28/22
	JDS	07/21/22

PAUL WELCH INC.
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SITE PLAN
 3128 US-1, Fort Pierce, FL 34946

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 4111@CadconDesign.com
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DATE	11-19-2021
SCALE	
DRAWN	11-19-2021
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SHEET	01



1 SITE PLAN
 SCALE: 1" = 20'-0"
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FLORIDA DEPARTMENT OF TRANSPORTATION
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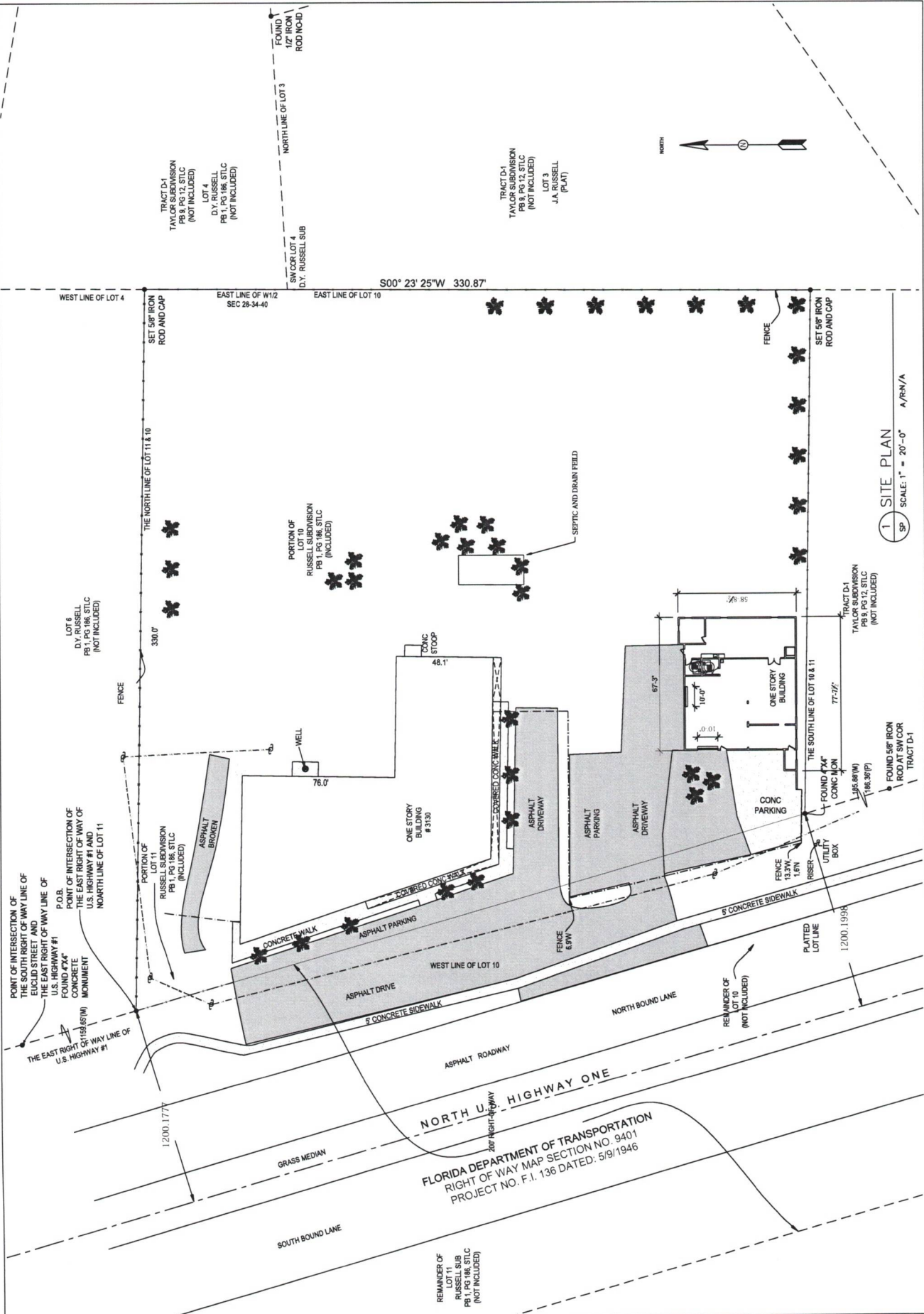
REVISIONS	BY	DATE
	6/21/22	
	7/26/22	

PAUL WELCH INC.
 FLORIDA REGISTRATION # 29945
 MECHANICAL + ELECTRICAL + CIVIL ENGINEERING
 1984 B.W. BLUMHOF ST., SUITE #114
 PORT ST. LUCIE, FL 34984
 (772) 785-9888

SITE PLAN
 3128 US-1, Fort Pierce, FL 34946

CAD-CON DESIGN
 DRAFTING SERVICES
 411 CadConDesign.com
 www.CadConDesign.com
 Fort Pierce & Stuart, FL
 (772) 408-8175

DATE: 11-19-2021
 SCALE: AS SHOWN
 DRAWN: 11-19-2021
 JOB: 3128 USA
 SHEET: 01
 OF: SHEETS



1 SITE PLAN
 SP SCALE: 1" = 20'-0" A/RSN/A