

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, APPROVING THE CONDITIONAL USE PERMIT APPLICATION OF FASCO EPOXIES, INC., TO USE THE SUBJECT PROPERTY FOR EPOXY RESIN BLENDING, CONFIRMING THE CONDITIONS OF APPROVAL AND OF STARTING AND CONTINUING THE USE, AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, at its regular meeting on May 16, 2023, after due notice in accordance with the St. Lucie Village Land Development Code (the Land Development Code), the Board of Aldermen of the Town of St. Lucie Village, Florida, considered the application of Fasco Epoxies, Inc., a Florida corporation, the proposed operator, joined by the property owner, S & D Holdings Unlimited, LLC, a Florida limited liability company, for approval of epoxy resin blending as a conditional use on the property located at 3130 N US Hwy 1, St. Lucie Village, FL 34946, bearing Parcel ID No. 1428-501-0065-000/8, and having the legal description set out in the deed attached as Exhibit A.

WEHEREAS, the Board determined that the application meets the requirements of Section 3.5.3(C)(9) of the Land Development Code; and

WHEREAS, the evidence presented at the meeting confirms that the applicant is experienced in the process, is willing and able to meet the requirements of Section 3.5.3(C)(9), and has agreed to do so; and

WHEREAS, it appears that the requirements for approval of the conditional use have been met and that approval should be granted, but subject to the conditions set for the in the Land Development Code.

NOW, THEREFORE, be it resolved by the Board of Aldermen of the Town of St. Lucie Village, Florida as follows:

1. The Board of Aldermen of the Town of St. Lucie Village approves and grants the requested conditional use permit on the conditions set forth herein below.

2. The permit is granted to Fasco Epoxies, the operator, and S&D Holdings Unlimited, LLC, the property owner, is not transferrable, and shall be of no further effect if there is a change in either operator or owner.

3. This approval is limited to allowing the process of blending, but not manufacturing, epoxy resins.

4. The permit shall apply only to the property described above and, in particular, to the southern building shown on the site plan attached as exhibit B.

5. This conditional use is only allowed as an additional, accessory use to another use that is permitted under the C zoning district; so, the use shall not commence until the Building Official verifies the existence of an active, primary use that is permitted under the Land Development Code.

6. This use is not permitted, and no Certificate of Occupancy shall issue, unless and until the applicant provides confirmation, and the Building Official verifies, that all plans and improvements have been reviewed and approved by the St. Lucie County Fire District for life and fire safety issues, with full disclosure of the chemicals and processes being used.

7. Once the use has commenced, the owner and operator shall strictly comply with the following additional requirements:

(a) The process shall take place completely within an enclosed structure.

(b) Blending shall be limited to batches of 50 gallons or less.

(c) Containment mechanisms, such as spill containment grids, shall be provided for all chemical storage.

(d) No flammable chemicals are to be used in the process.

(e) No chemicals or materials may be used which emit volatile organic compounds.

(f) No resins or hardeners shall be released other than by combining the two so that a solid is created which can be safely and legally disposed of in a dumpster.

8. Should the owner or operator in any way fail to comply with the requirements and conditions set forth herein, the Board of Alderman shall, upon proof of any material failure, revoke the conditional use permit which shall, then, be of no further force and effect.

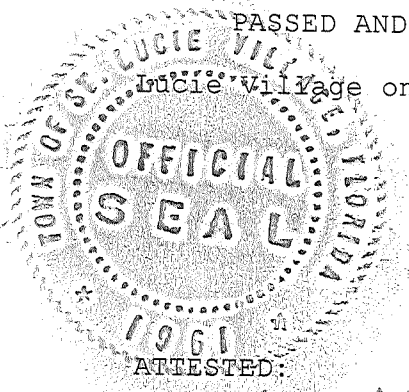
9. A certified copy of this resolution shall be recorded in the Public Records of St. Lucie County, Florida.

10. This resolution is effective upon passage but the permit shall be effective upon compliance with the above conditions.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 16<sup>th</sup> day of May, 2023.

APPROVED:  
BOARD OF ALDERMEN OF THE TOWN OF  
ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess  
William G. Thiess, Mayor



ATTESTED:  
By: Mary Fowler  
Mary Fowler, Clerk

ACTING

I, MARY FOWLER, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Resolution 2023-5 which was duly introduced, read and adopted at the meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 16<sup>th</sup> day of May, 2023.

Mary Fowler  
MARY FOWLER, CLERK

ACTING

Prepared by:  
Ryan Grazi, Esq.  
Grazi & Gianino, LLP  
217 E. Ocean Blvd.  
Stuart, Florida 34994

File Number: GG-111-20

**General Warranty Deed**

Made this March 31<sup>st</sup>, 2021 A.D. By **SLAP FORT PIERCE LLC**, a Florida limited liability company, 217 SE Ocean Boulevard, Stuart, Florida 34994, hereinafter called the grantor, to **S&D Holdings Unlimited, LLC**, a Florida limited liability company, whose post office address is: 2550 N. U.S. Highway One, Fort Pierce, Florida 34946, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Saint Lucie County, Florida, viz:

All that part of Lots 10 and 11, RUSSELL SUBDIVISION, lying East of U.S. Highway #1 according to the plat recorded in Plat Book 1, Page 186, of the Public Records of St. Lucie County, Florida, said land lying and being in Section 28, Township 34 South, Range 40 East MORE PARTICULARLY DESCRIBED as follows:  
Beginning at the point of intersection of the East right of way line of U.S. Highway #1 and North line of said Lot 11, thence East along said North line of Lot 11 and the North line of Lot 10 to the Northeast corner of said Lot 10; thence run South along the East line of Lot 10 to the Southeast corner of said lot; thence run West along the South line of Lot 10 to its point of intersection with the East right of way line of U.S. Highway #1; thence run Northwesterly along said East right of way line to point of beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 1428-501-0065-000/8

**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 persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

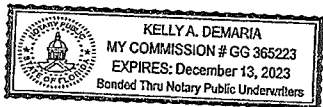
Kelly A. Demaria  
Witness Printed Name Kelly A. Demaria

**SLAP FORT PIERCE LLC**  
By Peter T. Gianino (Seal)  
Peter T. Gianino  
Gr. Manager  
Address: 217 SE Ocean Boulevard, Stuart, Florida 34994

Kathleen Crane  
Witness Printed Name Kathleen Crane

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of March, 2021, by Peter T. Gianino, as Manager of SLAP FORT PIERCE LLC, a Florida limited liability company, who is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.



Kelly A. Demaria  
Notary Public  
Print Name: Kelly A. Demaria  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

