

Project Narrative

Drawdy Concrete Construction, LLC

Conditional use application

March 31, 2016

The Request

On behalf of the petitioner, Drawdy Concrete Construction, LLC (DCC), the firm of Laventure and Zeiss Engineering is requesting Conditional Use (CU) approval to allow for Contracting/performing services off-site, for the subject site.

The property is zoned as General Commercial (C-3). The operations of the proposed site include on-site pickup truck storage and limited outside storage of formwork materials. Pickup trucks are to be parked on site at night at a centralized location for security purposes. Formwork materials are stored on site on an as-needed basis.

The Petitioner

The property is owned by JPD Enterprises of Florida, LLC, which is the property company for Drawdy Concrete Construction, LLC, formally Drawdy Brothers Construction. DCC currently operates at two locations with the main office being located in Fort Pierce, Florida and a second office in Orlando, Florida. DCC is a contractor that performs concrete, masonry, and tilt-wall construction. Our working radius extends from Fort Lauderdale to Daytona and west to the Lakeland area and travel is needed. Please feel free to visit our website at www.drawdycc.com if you have any further questions on the operational or organizational configuration of the company.

Drawdy Brothers Construction was originally started by Phil and Troy Drawdy in 1979. Ownership and a name change to Drawdy Concrete Construction, LLC has taken place after the retirement of Phil and Troy Drawdy. Currently Dan Drawdy and Jennifer Pottorff, heirs of Phil and Troy Drawdy are the owners and operators of the business. The main office, which employs 10 full-time employees, is located in the Nexus Office Park, which is south of and adjacent to the proposed property. We propose to utilize the subject site for truck storage due to close proximity to our main office and for convenient access to I-95 and the Turnpike.

The Site History and Characteristics

Drawdy Concrete Construction, LLC truck storage yard will be located at the old and abandoned Rainforest Amusement Park. Parcel ID: 2324-244-0002-000-5, 24 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4-LESS RD R/W/S- (4.33 AC) (OR 3808-2549). The site is located within the City limits of Fort Pierce with a current zoning of C3 (General Commercial) and future land use of GC. Originally, the site had a single-family residence on it and was eventually permitted and constructed as Rainforest Amusement Park.

Rainforest included mini-golf, bathing cages and a go-cart track and was closed over ten (10) years ago. Since the closing the site has been neglected to the point of becoming an eyesore and continuously vandalized. Some of the amusement park features still exist today, but are in very poor condition.

The property to the north of the subject site is currently vacant and is also owned by JPD Enterprises of Florida. The north adjoiner has an existing zoning of CG and a future land use of MXD (St. Lucie County). There is an existing vegetative buffer on the parcel adjoining to the north with plans to keep it in place by JPD Enterprises of Florida.

The property to the east of the subject site is operated as a Cracker Barrel Restaurant. It has an existing zoning of C3 and a future land use of GC (Fort Pierce). It is the intention of DCC to enhance the landscaping on both sides of the existing driveway off of Peters Road. It is also proposed to supplement the existing landscaping along Peters Road (east boundary of subject site) for aesthetics and buffering.

The property adjacent to the subject parcel on the west is residential (multi-family). It has an existing zoning of R4 and a future land use of GC (Fort Pierce). DCC proposes to remove the existing exotic vegetation along the west property line and build an 8-foot high wood fence for aesthetics and for the elimination of lights and sounds from the subject site.

The south adjoiner, across Andrews Avenue, is the Nexus Office Park and is operated as a business and commerce center. It has an existing zoning of C3 and a future land use of GC (Fort Pierce). The south line of the subject site faces the rear of the Nexus Office Park building and no buffering is proposed along this line. Please see letter attached to this submittal from the management team of Nexus fully supporting the DCC plan.

Site Plan

The Drawdy Concrete Construction plan requires for demolition of the existing bathing cages and associated concrete on the west side of the referenced property, see attached demolition plan. The demolition area will be replaced with (18) open truck storage bays which are 12' wide by 20' long and set back at least 25 feet from the west property line. The new truck parking bays are proposed to keep the equipment and the trucks from encountering damage from weather elements.

There was an existing 50' by 50' building located on site with masonry walls at 30" above the existing slab on grade. This building will be renovated with new walls and roof being constructed on top of the existing structure. The purpose of this building is to store equipment and supplies in a lockable structure to avoid theft. See the attached proposed construction plans showing the floor plan, elevations, and construction means/methods.

All areas to the east of the renovated areas are to remain as-is for now including the original water features. All activity on site will be limited to using the existing concrete parking lot on the North side of the property and West side of the property for normal business activities. There are no plans to staff the subject site short-term or long-term. There is no plan and/or need for plumbing on the subject site. The

main office is less than 400 feet south of the proposed buildings for any and all plumbing-related needs. Surplus parking is currently available on-site for immediate and long-term needs.

Future plan

We intend to leave the water features and other areas in tact on the East side of the property. Future plans could be to construct an office structure consisting of 4,000 square foot. Based on the water features and other amenities we feel there may be some value in leaving the remaining site as-is. Existing improvements could be incorporated into a final master site plan with some aesthetic value. This represents long-term planning as we are in year one of a five year lease with renewal options at the Nexus Business Park.

Hours of Operation

The property will be used five days per week from 6am to 5pm daily. Based on weather days in Florida and the construction industry, an occasional Saturday may be required but will always be closed on Sundays. The main traffic flows will be from 5:30 to 6:00 a.m. daily and 4:30 to 5:30 p.m. when employees report to the site and return to park the trucks.

Parking

The current location had a parking configuration consisting of over 70 parking spots. We plan on using a fraction of the original parking spots, only needing approximately 20 spots for our employees that drive to the shop to ride in the work trucks.

Traffic

The trips generated by the project include both trips generated by the employees and receiving of limited deliveries. The limited deliveries include truck fuel deliveries once per week, equipment parts deliveries estimated at two per week, and consumable material deliveries estimated at three times per week. All deliveries will be made during the normal operational hours listed above.

Traffic flow will utilize the existing main entrance off Peters Road for employees, deliveries, and work trucks leaving/returning.

We estimate the property will generate approximately 78 trips per day, based on ITE trip rates for Warehousing (Use 150).

Landscaping and Buffering

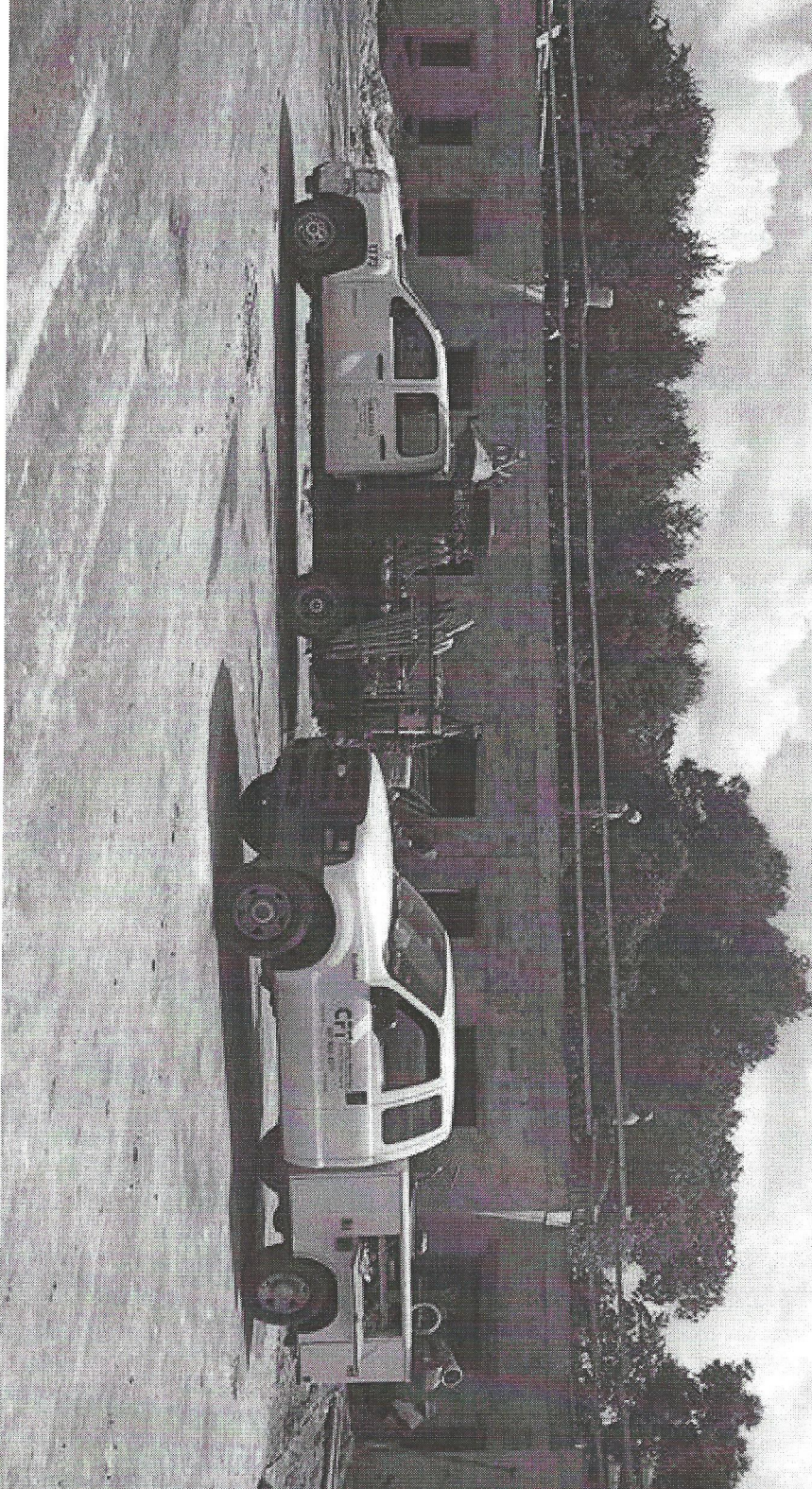
The only direct impact to neighbors may be along the west property line, with one house located directly behind the referenced property. Drawdy Concrete Construction has outlined a plan to limit the exposure to our neighbor by constructing an 8-foot high wood privacy fence across the entire west property line.

We currently own the adjacent property to the North which is a vacant wooded 5-acre parcel.

The East property line fronts Peters Road, with Cracker Barrel on the East side of Peters Road, across the street from the proposed property. We are proposing to refurbish the original entrance walls and plant new landscape buffers.

The West property line connects to Andrews Ave which is small one lane access road. On the south side of Andrews Ave there is a buffer area consisting of a retention pond between the Nexus Office Park and Andrews Avenue.

No additional buffering is proposed along the north and south sides since they abut existing vacant land and a one lane access road, respectively.



Work Truck Exhibits