



CITY OF FORT PIERCE

PLANNING BOARD

August 12, 2024

Site Plan for an Asphalt Plant
4060, Selvitz Road

APPLICANT

ETM Solutions, LLC Robert Baer, Manager

PROPERTY OWNER(S)

Wanda Johnson

PARCEL ID #(S):

2432-223-0004-000-6

4060 Selvitz Rd., Asphalt Plant SITE PLAN



SUMMARY

Request for review of an application for a Site Plan to operate and maintain a portable asphalt plant on approximately 325,937 square foot parcel at 4060 Selvitz Road.

The subject parcel has a total of 12.79 acres however, 7.48 acres will be used for the “portable” asphalt plant. While the plant is portable in that it is capable of being taken apart, shipped and set up in another location, the Project anticipates the portable asphalt plant to be permanent on the Property.

The site is surrounded by Heavy Industrial and Planned Development Zoning districts and Heavy Industrial Future Land Use uses.



SITE LOCATION



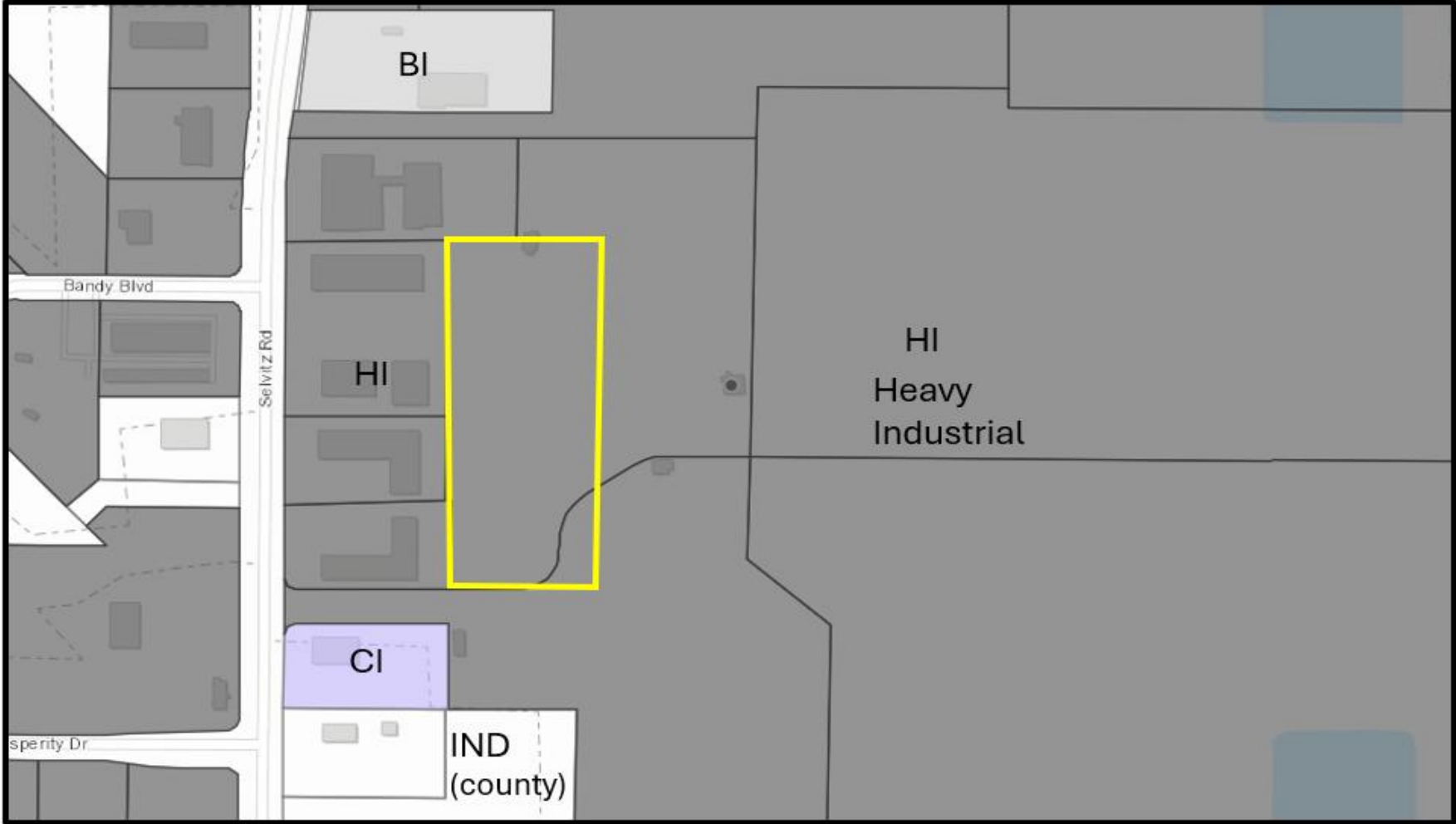
SITE AREA= 12.79 +/- Acres
PLANT AREA = 7.48 +/- Acres

4060 Selvitz Rd., Asphalt Plant SITE PLAN



FUTURE LAND USE

FLU: Heavy Industrial
(HI)

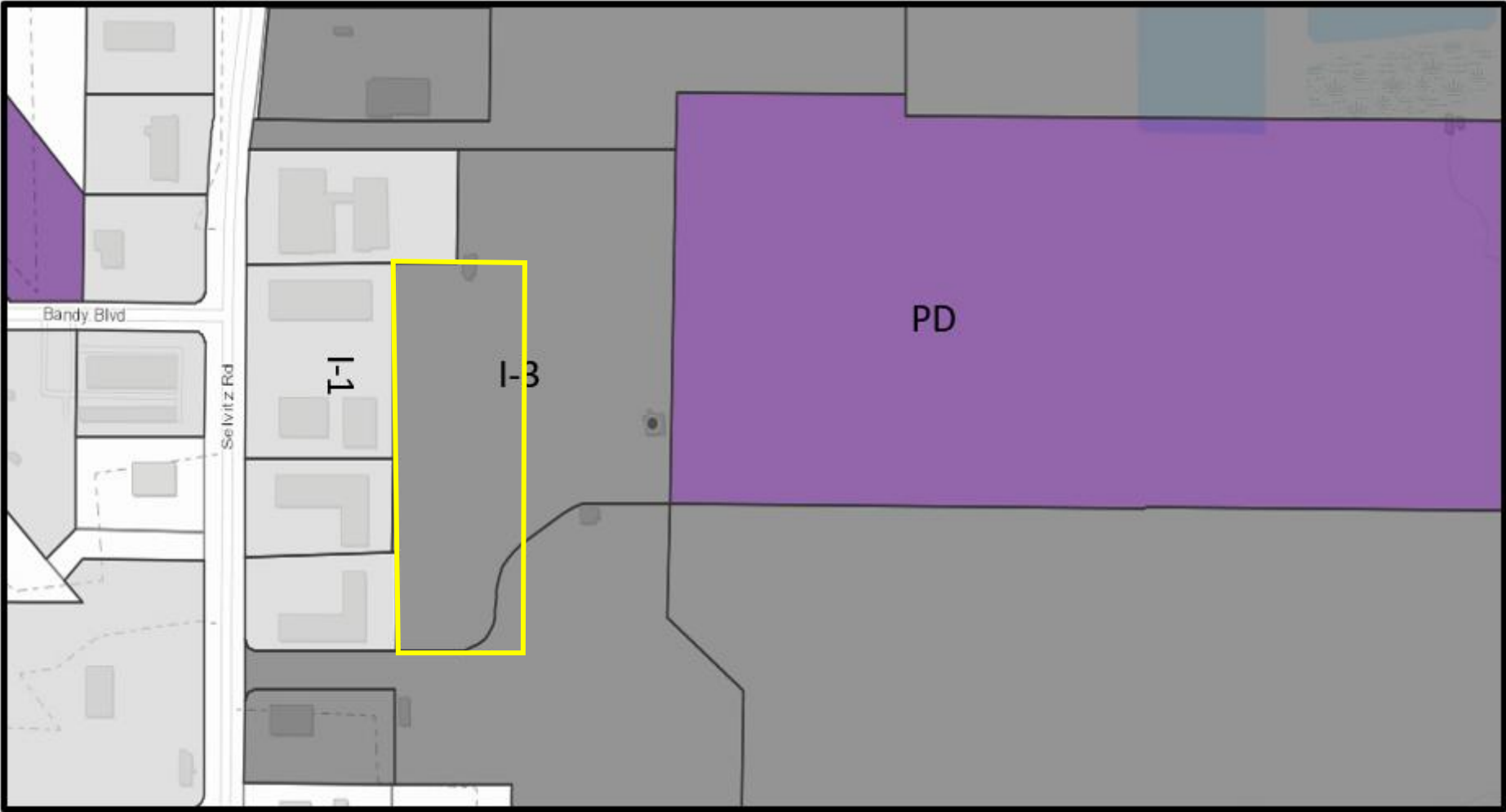


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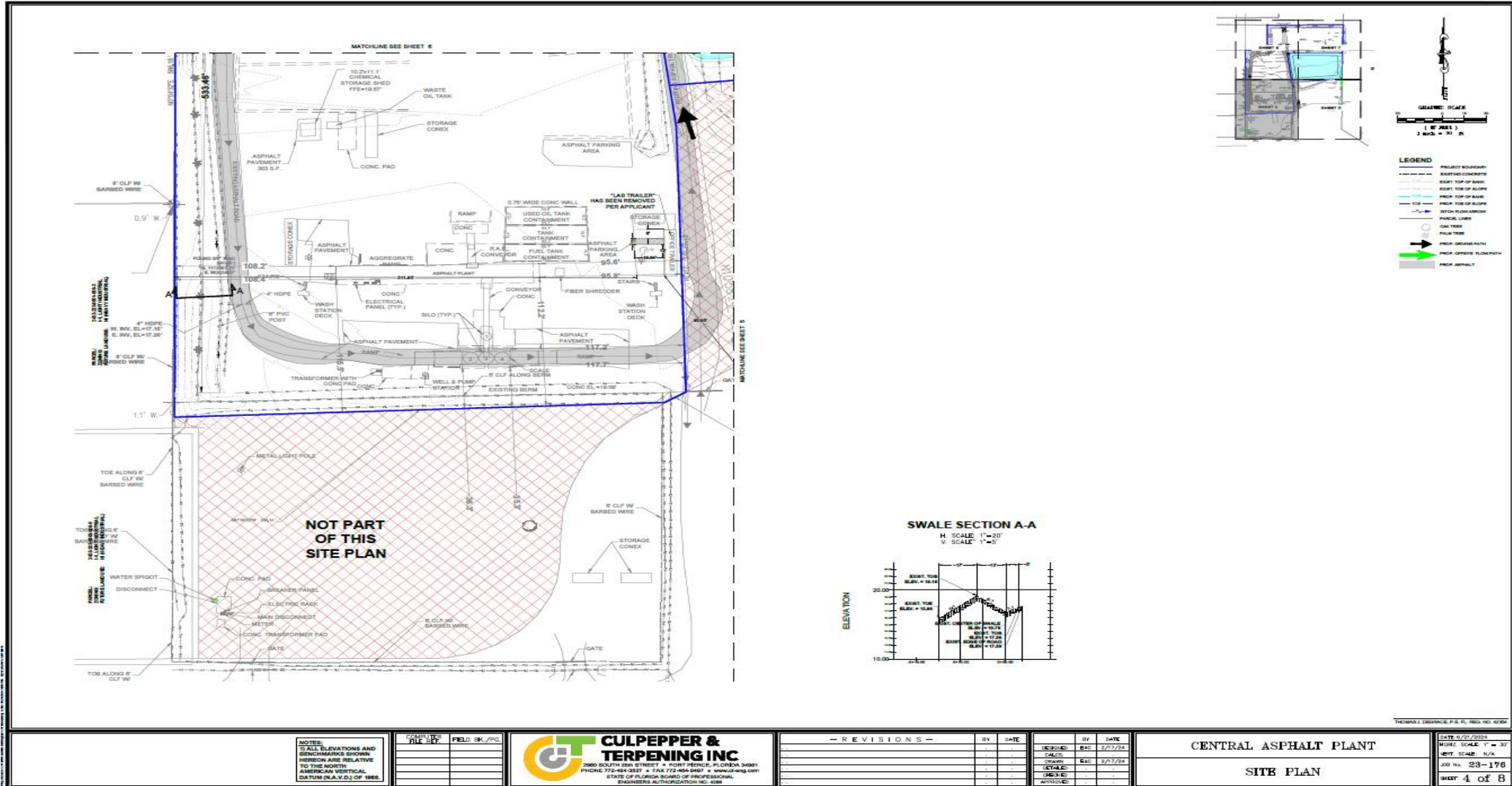


ZONING

ZONE: Heavy Industrial (I-3)



SITE PLAN



NOTE:
 ALL ELEVATIONS AND
 DIMENSIONS SHOWN
 HEREON ARE RELATIVE
 TO THE NORTH
 AMERICAN VERTICAL
 DATUM (N.A.V.D.) OF 1985.

DATE	BY	DATE

CULPEPPER & TERPENING INC
 2000 SOUTH 83RD STREET • FORT PIERCE, FL 34951
 PHONE 772-464-3537 • FAX 772-464-8467 • www.ct-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4381

— REVISIONS —

NO.	DATE	DESCRIPTION

BY	DATE

REVISION	DATE

DATE: 01/21/2024
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'
PROJ. NO.: 23-176
SHEET 4 OF 8

CENTRAL ASPHALT PLANT
SITE PLAN

4060 Selvitz Rd., Asphalt Plant SITE PLAN



SITE PHOTOS



4060 Selvitz Rd., Asphalt Plant SITE PLAN



TRAFFIC COUNT

Traffic Count - 6/20/24

Time	15 min. Intervals Trips In	15 min. Intervals Trips Out	15 min. Intervals Total	Hour	Hourly Volume In (end time)	Hourly Volume Out (end time)	Hourly Volume Total
7:15 - 7:30 AM	7	8	15				
7:30 - 7:45 AM	0	0	0				
7:45 - 8:00 AM	3	10	13				
8:00 - 8:15 AM	0	0	0	7:15 to 8:15	10	18	28
8:15 - 8:30 AM	2	3	5	7:30 to 8:30	5	13	18
8:30 - 8:45 AM	0	3	3	7:45 to 8:45	5	16	21
8:45 - 9:00 AM	4	2	6	8:00 to 9:00	6	8	14
9:00 - 9:15 AM	0	0	0	8:15 to 9:15	6	8	14
9:15 - 9:30 AM	3	2	5	8:30 to 9:30	7	7	14
9:30 - 9:45 AM	0	0	0	8:45 to 9:45	7	4	11
9:45 - 10:00 AM	2	0	2	9:00 to 10:00	5	2	7
10:00 - 10:15 AM	0	0	0	9:15 to 10:15	5	2	7
10:15 - 10:30 AM	4	0	4	9:30 to 10:30	6	0	6
10:30 - 10:45 AM	0	0	0	9:45 to 10:45	6	0	6
10:45 - 11:00 AM	9	1	10	10:00 to 11:00	13	1	14
1:30 - 1:45 PM	3	9	12	12:45 to 1:45	3	9	12
1:45 - 2:00 PM	0	0	0	1:00 to 2:00	3	9	12
2:00 - 2:15 PM	0	4	4	1:15 to 2:15	3	13	16
2:15 - 2:30 PM	0	0	0	1:30 to 2:30	3	13	16
2:30 - 2:45 PM	9	7	16	1:45 to 2:45	9	11	20
2:45 - 3:00 PM	0	0	0	2:00 to 3:00	9	11	20
3:00 - 3:15 PM	4	5	9	2:15 to 3:15	13	12	25
3:15 - 3:30 PM	0	0	0	2:30 to 3:30	13	12	25
3:30 - 3:45 PM	2	3	5	2:45 to 3:45	6	8	14
3:45 - 4:00 PM	0	0	0	3:00 to 4:00	6	8	14
4:00 - 4:15 PM	2	6	8	3:15 to 4:15	4	9	13
4:15 - 4:30 PM	0	0	0	3:30 to 4:30	4	9	13
4:30 - 4:45 PM	1	1	2	3:45 to 4:45	3	7	10
4:45 - 5:00 PM	0	0	0	4:00 to 5:00	3	7	10
5:00 - 5:15 PM	1	1	2	4:15 to 5:15	2	2	4

HOH: 6a-6p

Total: 56 65 121

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RECOMMENDATION

Staff recommend two (2) Conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 1. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 1. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
 2. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of final certificate of occupancy.



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Review) application, with the two (2) conditions, for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with additional conditions.
2. Recommend Disapproval.





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