

**LETTER OF JUSTIFICATION
THE DISTRICT**
Site Plan Application
August 15, 2024

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project known as THE DISTRICT for the development of 18,000 square feet of office / flex space. The subject properties are approximately 3.37 acres in size and are located south of Okeechobee Road and West of McNeil Road in Fort Pierce, Florida. The subject parcel information is identified below.

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2419-241-0001-010-7	McNeil Rd	2.91	GC	C-3
2419-244-0035-000-6	2591 McNeil Rd	0.46	GC	C-3
Total Acres:		3.37		

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are approximately 3.37 acres. The applicant is proposing approximately 18,000 square feet of office / flex space development. The subject properties have a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning District. A Pre-Application meeting with the City of Fort Pierce Planning & Zoning staff was held on July 10th, 2024.

North of this property are parcels occupied by a bank and car wash. These parcels are located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning Districts.

To the east of the properties lies the right-of-way of McNeil Road followed by vacant undeveloped land. The closest of these vacant parcels is approximately 4.88 acres and is located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

To the south of the properties lies Canal No. 38 which is owned by North St. Lucie River Water Control District (NSLRWCD). Beyond this is a 1-acre parcel with a Future Land Use of Office (OP) and a Zoning Designation of Office Commercial (C-1). Additionally, this parcel is surrounded by undeveloped single-family lots.

Located to the west of the subject site are a number of commercial parcels which are occupied by a restaurant, doctors office, and gas station. These parcels fall within the

General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

SITE PLAN REQUIREMENTS

Section 125-313. identifies the requirements for a Major Site Plan Application. The attached site plan meets all of the requirements of Section 125-313.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through fortierce-energovweb.tylerhost.net
2. Because this is a formal submittal of the site plan application, a written response has not been included.
3. Renderings of on-site signage will be provided prior to Planning Board approval.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

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