



LETTER OF JUSTIFICATION / COVER LETTER

**Precast Specialties, LLC**

Major Site Plan Amendment  
Development & Design Review  
October 7, 2025

REQUEST

*On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (a division of Haley Ward, Inc.) is requesting approval of a Major Site Plan Amendment for a development known as Precast Specialties, LLC. The subject property can be identified as parcel 2432-500-0001-000-5 and is at 3898 Selvitz Road in Fort Pierce, Florida. The subject parcel totals 75 +/- acres. The petitioner is requesting approval of a phased site plan amendment. Phase 1 would include the construction of a batch plant , an 800 sf office addition, construction of approximately 600' concrete wall adjacent to residential uses on the southwest portion of the site with associated site improvements. Phase 2 would include the expansion of an office / industrial building with associated site improvements. Upon construction of new office / industrial building, 6,200 sf of trailer office space that currently exists will be removed / demolished.*

**SITE CHARACTERISTICS, PROJECT HISTORY AND PROPOSED EXPANSION**

The subject property is located at 3898 Selvitz Road in Fort Pierce, Florida. The parcel is currently used for the manufacturing of concrete products for which concrete trucks currently haul in the concrete for use in the manufacturing of products.

The petitioner wishes to obtain approval of an amendment to the previously approved site plan which would depict phasing of the proposed improvements.

**FUTURE LAND USE AND ZONING**

The subject property has an existing Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).

To the north of the subject parcel lies an industrial parcel. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Planned Development (PD).

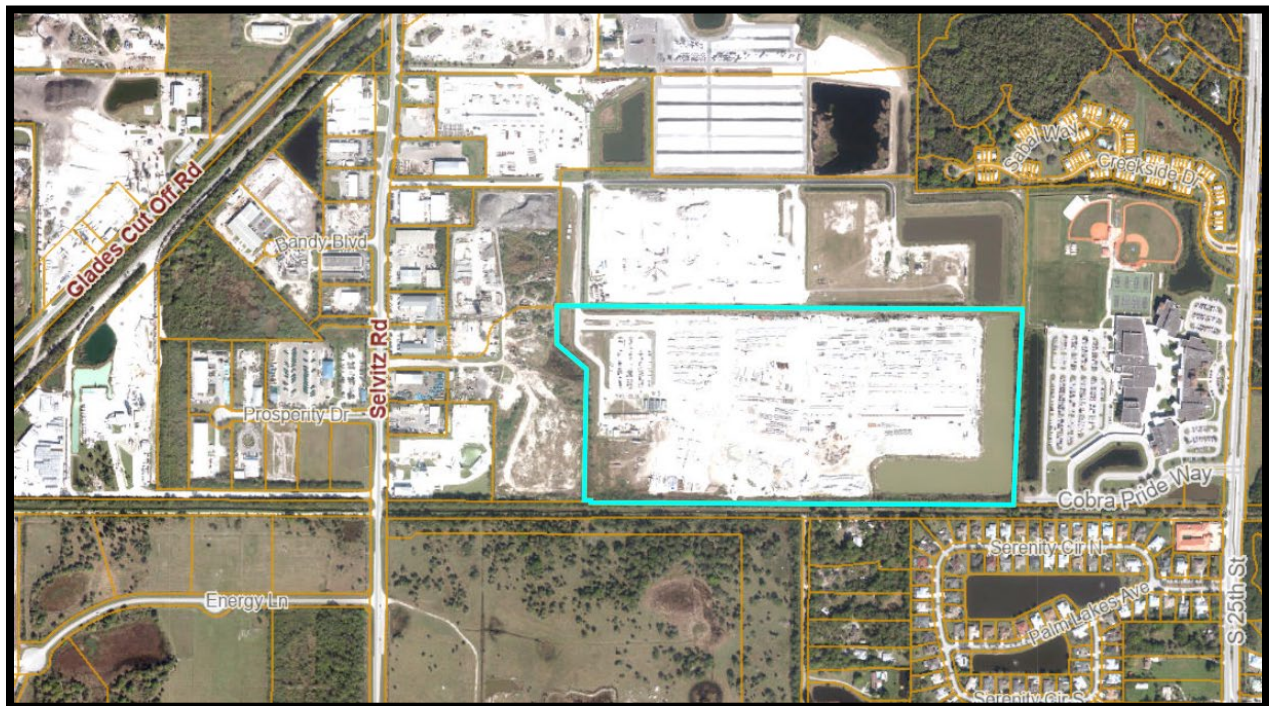
West of the subject parcel is another industrial site. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).



South of the subject parcel lies right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by residential parcels. Most of the parcels are located within the jurisdiction of the City of Fort Pierce and have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Planned Development (PD). There is one adjacent residential parcel south of the NSLRWCD right-of-way that is located within the jurisdiction of St. Lucie County. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1).

East of the subject parcel lies the School Board of St. Lucie County. This parcel has a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Intermediate Density Zone (R-2).

*Aerial Map*



### **MAJOR SITE PLAN AMENDMENT APPLICATION MATERIAL (DEVELOPMENT REVIEW APPLICATION)**

Most of the items required as part of the Major Site Plan Amendment are included with this submittal. The following items are not applicable to this application:

- 1) Lighting Plan: The petitioner proposes site lighting in the parking lot area only. The facility does not intend to operate prior to 6:30 a.m. or later than 8:00 p.m. Due to this, site lighting is not required outside of the parking lot.



This will protect adjacent property owners from the hardship of site lighting overspill as site lighting is not proposed.

- 2) Traffic Report: The proposed expansion will not increase the number of employees. Improvements proposed will reduce truck traffic due to the addition of the batch plant. We respectfully request relief from the requirement for a traffic report due to the above.

**HOURS OF OPERATION**

The petitioner is proposing the operating hours as follows:

Monday - Friday between 6:30 a.m. to 8 p.m.

Saturday – 7 a.m. to 8 p.m.

Sunday – No operation

Quiet hours – 11 p.m. to 7 a.m.

**NOISE**

The petitioner already modified equipment used on site replacing the backup alarms with white noise back-up beeper. The updated equipment installed can be viewed at the following website: <https://brigade-electronics.com/en-us/warning-systems/backup-and-warning-alarms/sa-bbs-107/>.

**UTILITIES**

The petitioner is proposing that the future improvements to this development will be served by FPUA water and sewer. A water main shall be constructed from Fort Pierce High School to the east extending westward to the property line for future connection. A proposed grinder station and sanitary force main are proposed that will provide sanitary sewer. All proposed utilities will be under phase 2. Coordination with FPUA will be required to determine easements, water main upsizing and shared construction costs through a utility service agreement.

**PHASING**

The project proposes two phases of development with this site plan amendment. The following tables outline the phasing activities as shown on the site plan.

| <b>Phase 1</b>                   | <b>Start Date</b> | <b>Completion Date</b> |
|----------------------------------|-------------------|------------------------|
| Batch Plant                      | 2026              | 2027                   |
| Aggregate Bins/Wash Out          | 2026              | 2027                   |
| Treatment Pond                   | 2026              | 2027                   |
| Dispatch Office/3 Parking Spaces | 2026              | 2027                   |
| Landscaping/Wall                 | 2026              | 2027                   |



| Phase 2                       | Start Date | Completion Date |
|-------------------------------|------------|-----------------|
| Office and Work Shops         | 2028       | 2030            |
| Parking Lots and Lighting     | 2028       | 2030            |
| Drainage Infrastructure       | 2028       | 2030            |
| Water Main Extension/Hydrant  | 2028       | 2030            |
| Grinder Station/Force Main    | 2028       | 2030            |
| Removal of Temporary Trailers | 2028       | 2030            |

## **TRAFFIC**

Upon the completion of the batch plant in phase 1, truck traffic will be greatly reduced, since bath production will be maintained onsite. The frequency of traffic for employees will be unchanged. The employee trips will increase due to the batch plant construction, so car trips will increase. The following table outlines the change in traffic trips to and from the site for each phase.

| Vehicle Type         | Current | Proposed | Change     |
|----------------------|---------|----------|------------|
| Truck Trips          | 76      | 12       | -64        |
| Car Trips            | 352     | 400      | 48         |
| <b>Total Change:</b> |         |          | <b>-16</b> |

The truck trips are based on the current number of trucks that visit the site, compared to the proposed number of trips once the batch plant is operational. The car trips are based on the number of employees that currently work on the site compared to the increase of employees once the batch plant is operational.

## **DESIGN REVIEW APPLICATION**

The subject parcel is currently operating as a precast concrete manufacturing facility. This applicant is proposing the construction of a batch plant in phase 1 and the expansion of an office / manufacturing facility with associated parking and site improvements.

The goal and objective of the proposed improvements would include the construction of a batch plant (Phase 1) which would benefit adjacent property owners as it would reduce truck traffic to and from the site. Currently, concrete is hauled to the site for the construction of highest quality precast and pre-stressed concrete products.

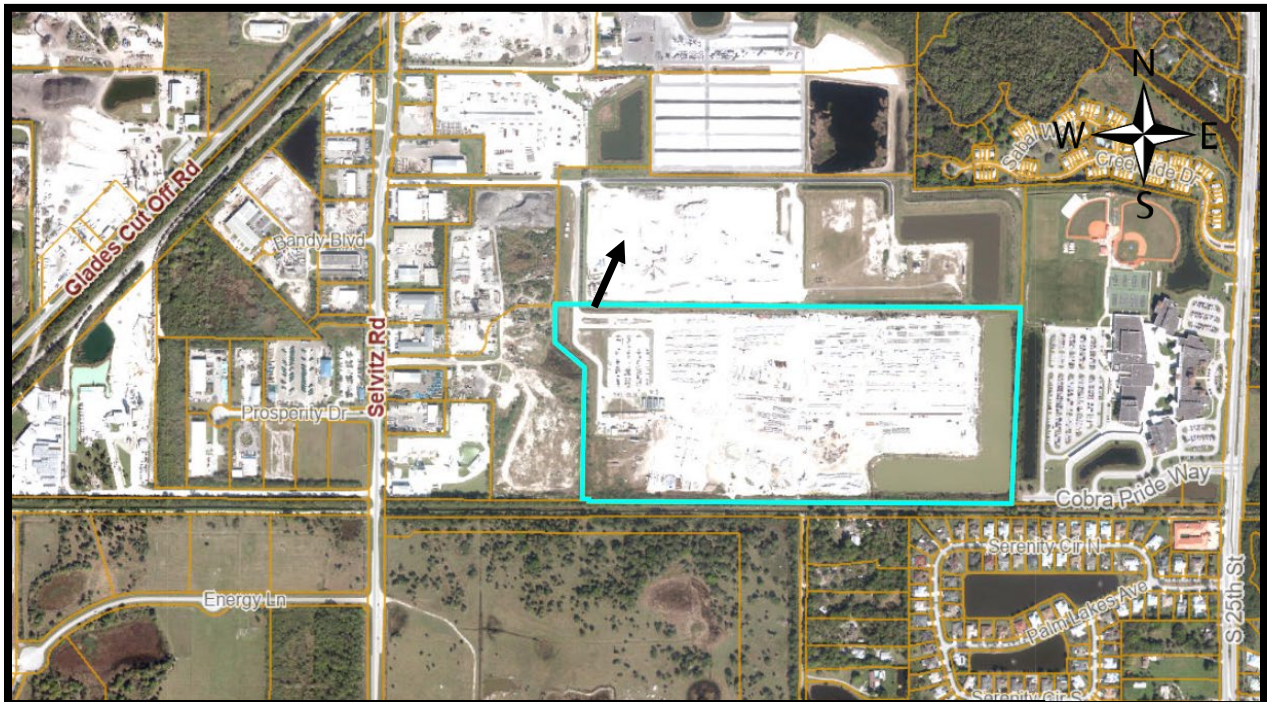
The applicant has already modified equipment used on site replacing the backup alarms with white noise back-up beeper to reduce any adverse impacts to the adjacent property owners. The updated equipment installed can be viewed at the following website: <https://brigade-electronics.com/en-us/warning-systems/backup-and-warning-alarms/sa-bbs-107/>.



The entry to the existing facility is located at 3898 Selvitz Road and is located in an area surrounded by heavy industrial uses. There are no wetlands onsite or recorded / acknowledged in the existing environmental resource permit.

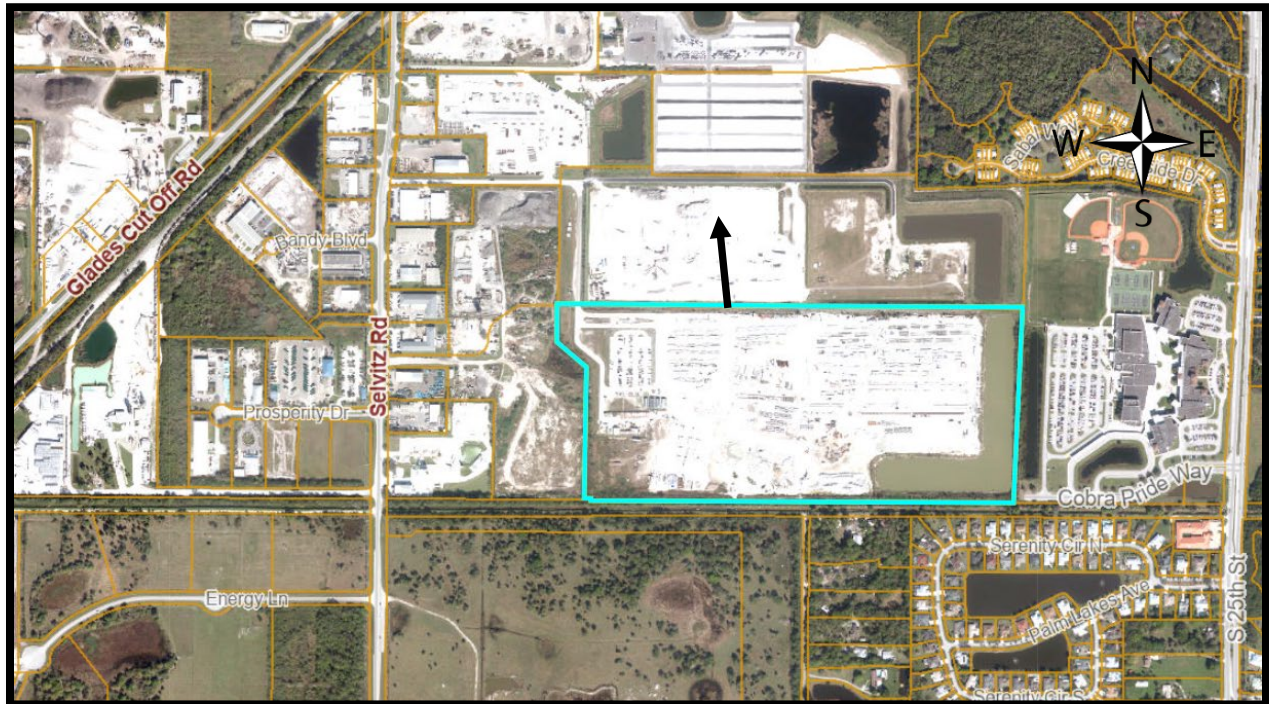
Please see the photos below which depict the subject parcel along with the neighboring uses from the subject parcel's property lines.

*Looking northeast from northwest corner of the subject parcel:*



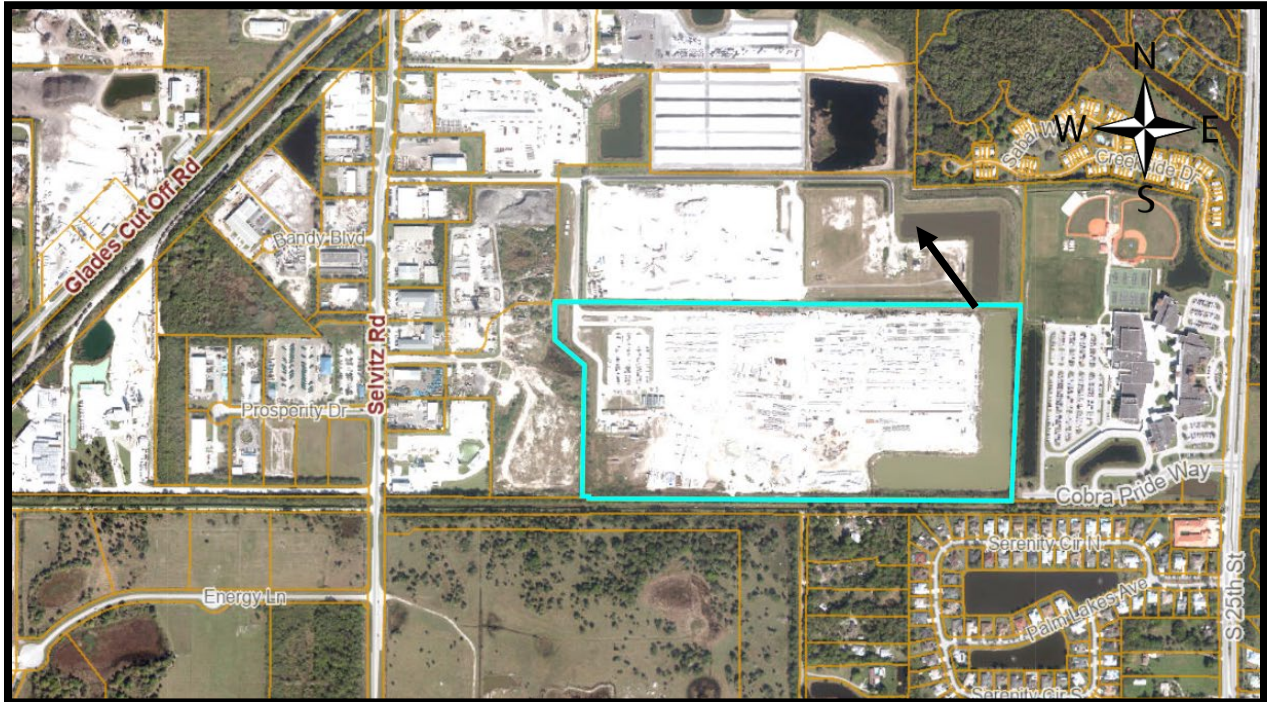


Looking north from eastern property line of the subject parcel:



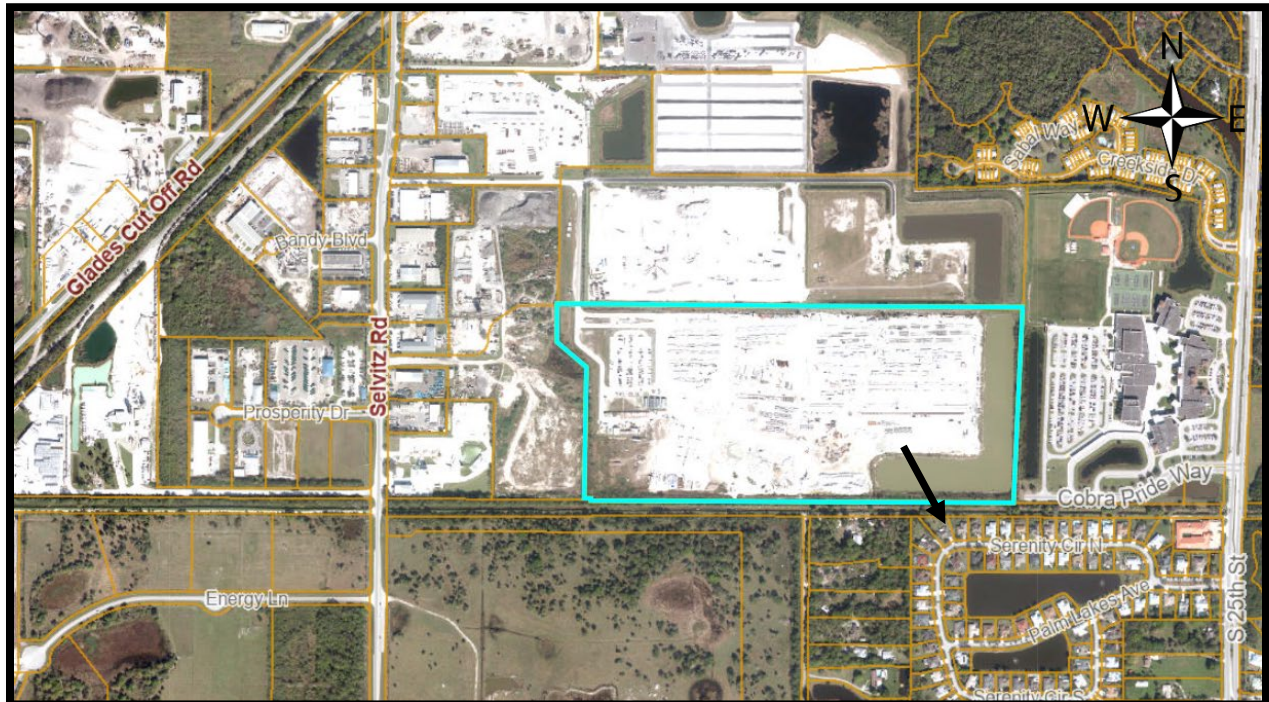


Looking west from northeast corner of the subject parcel:



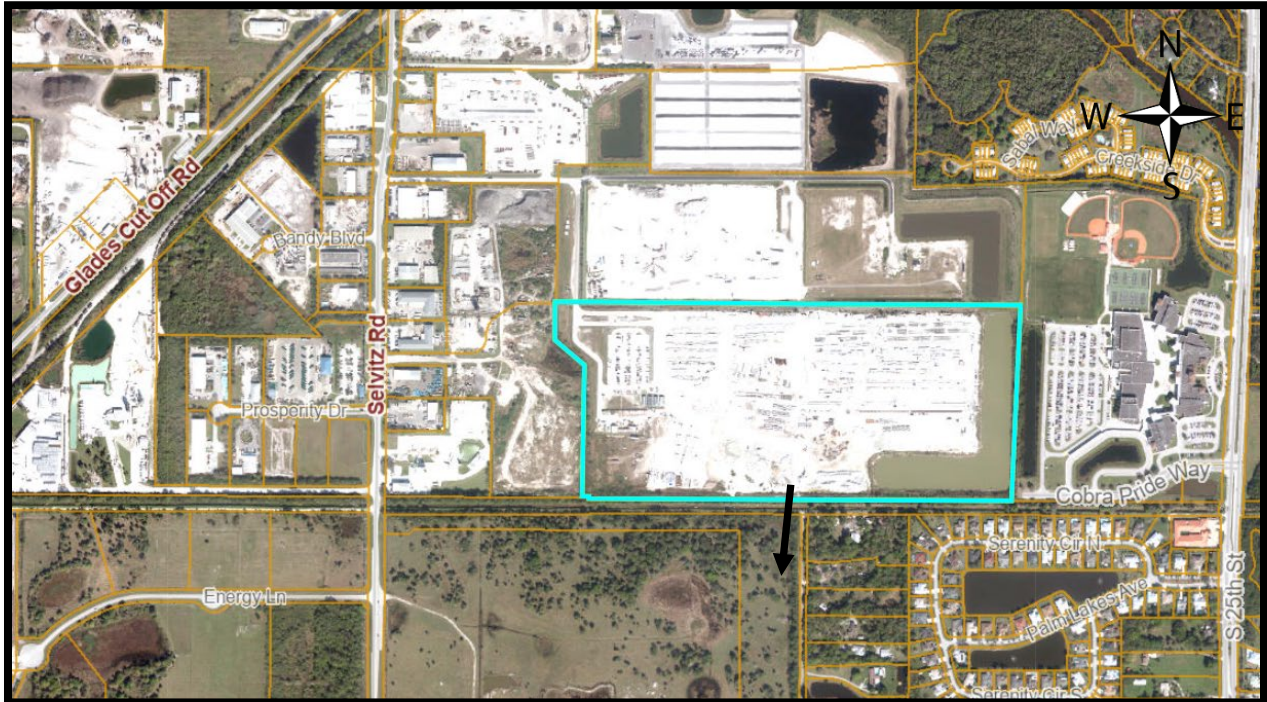


Looking southeast from southeast corner of the subject parcel:



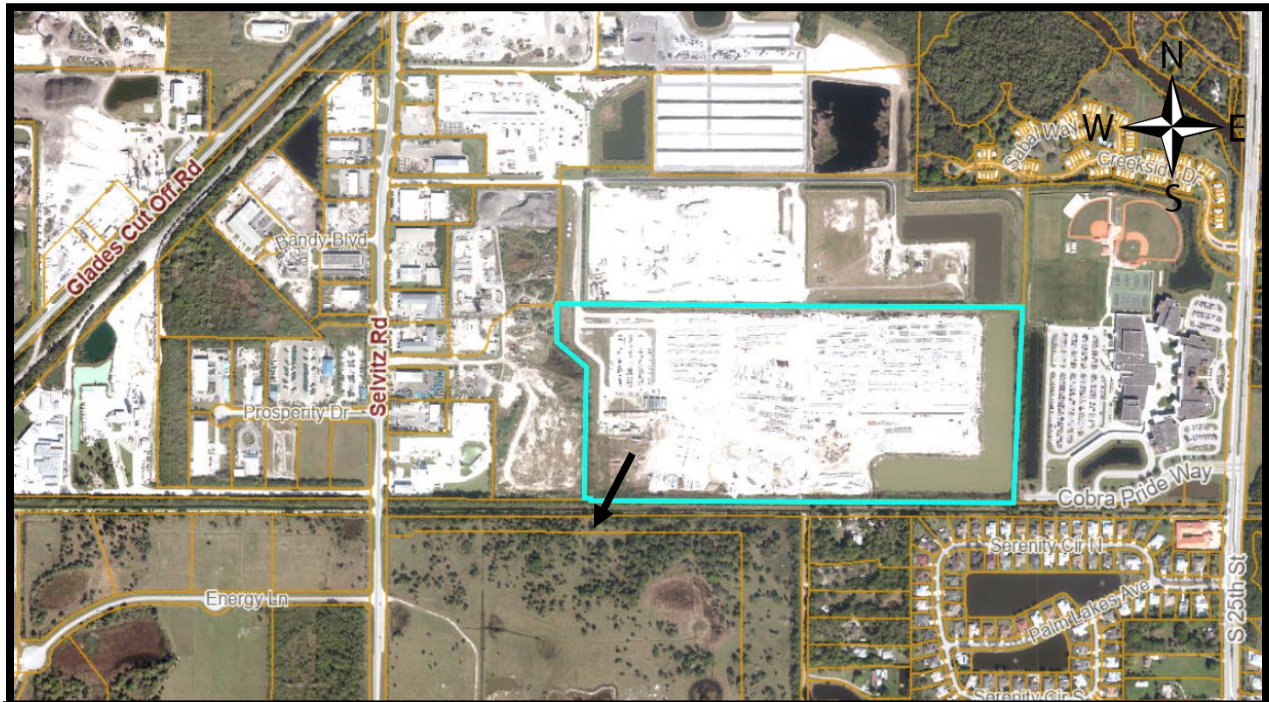


Looking south from south-center of the subject parcel:



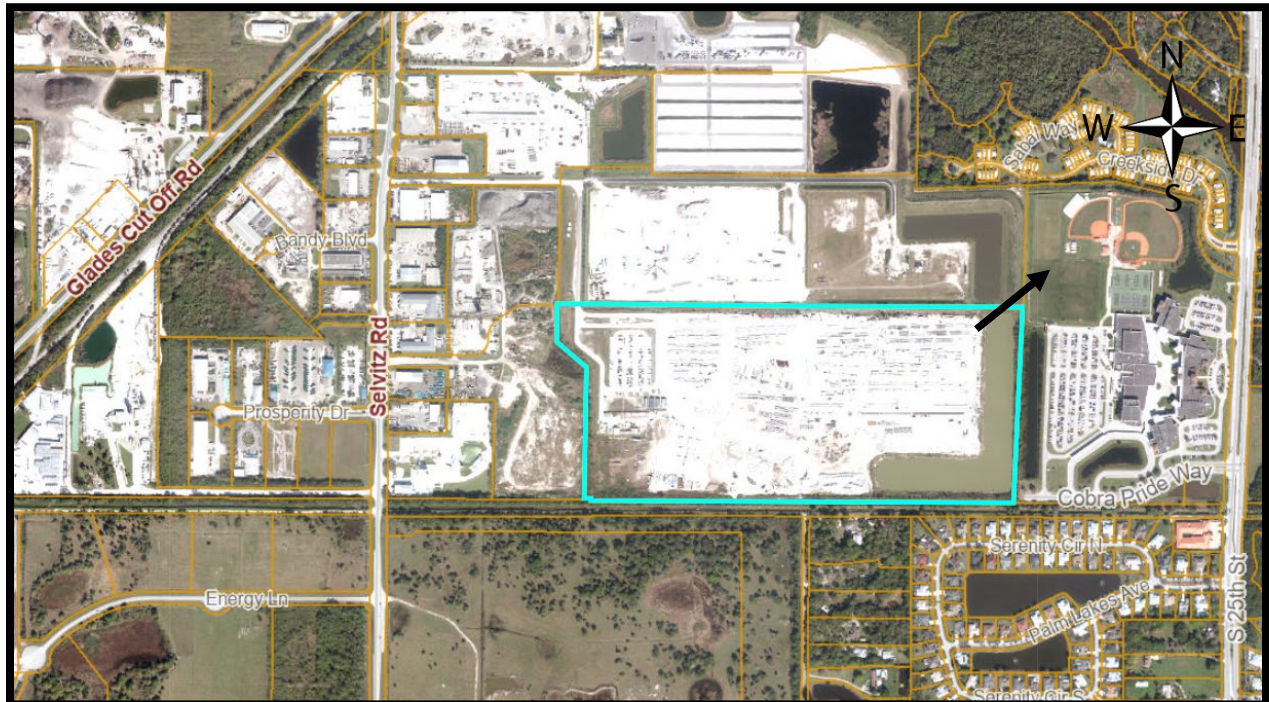


Looking southwest from southwest of the subject parcel:



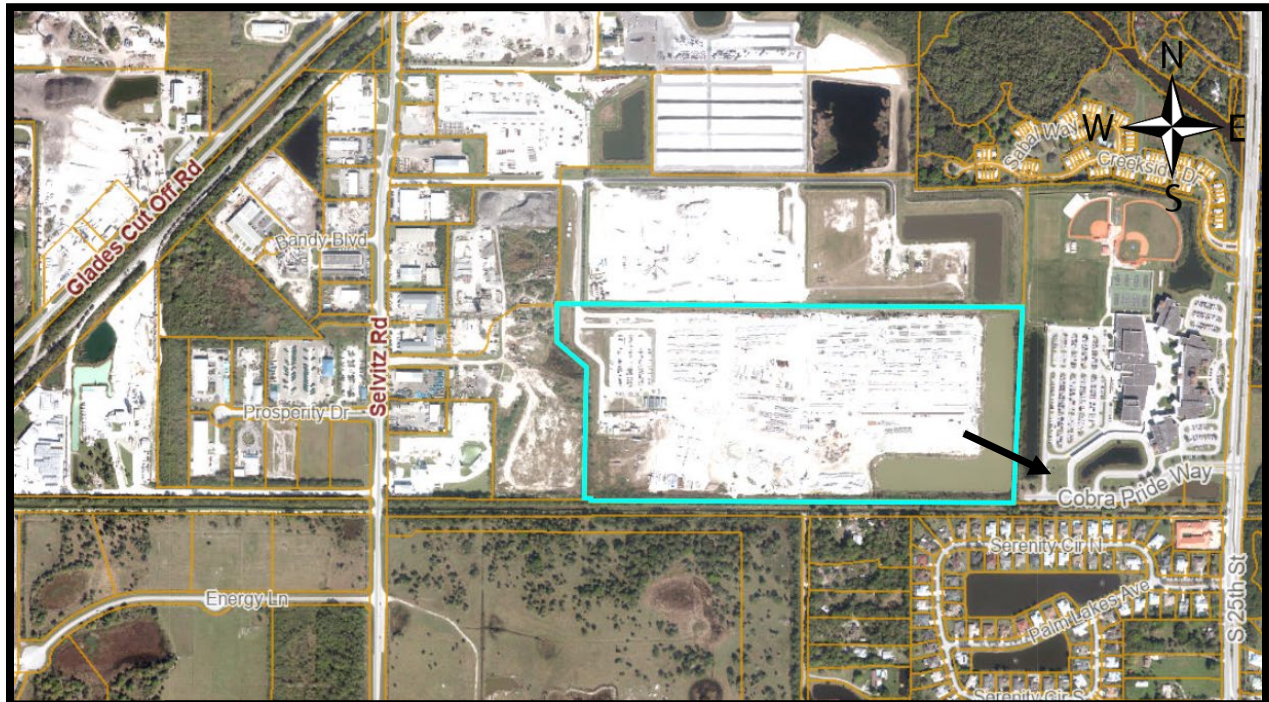


Looking northeast from northeast of the subject parcel:



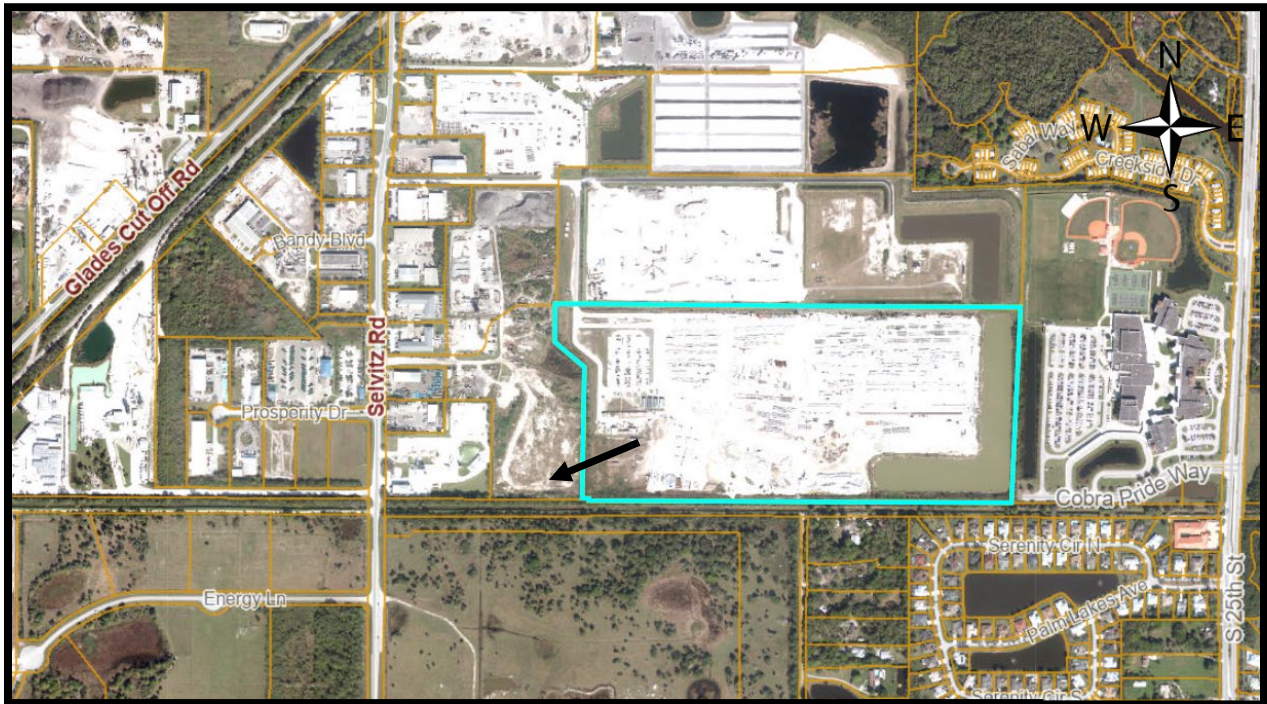


Looking southeast from southeast of the subject parcel:



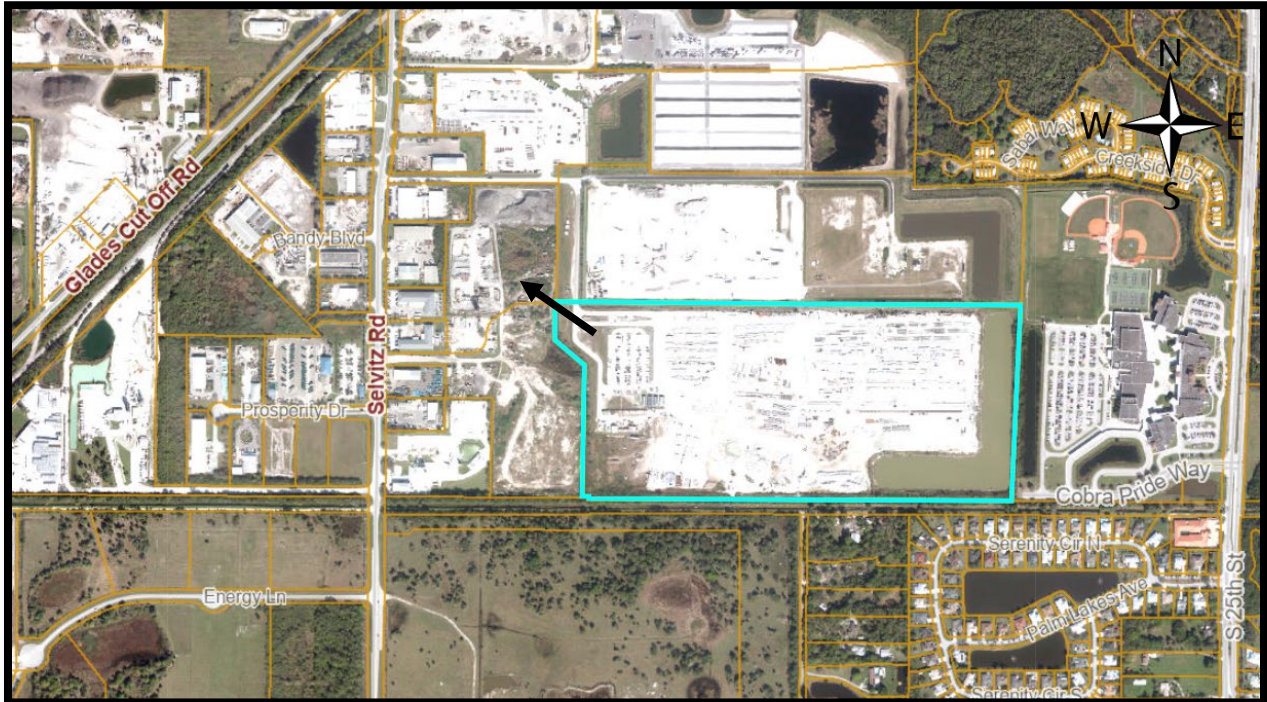


Looking southwest from southwest of the subject parcel:





Looking northwest from northwest of the subject parcel:

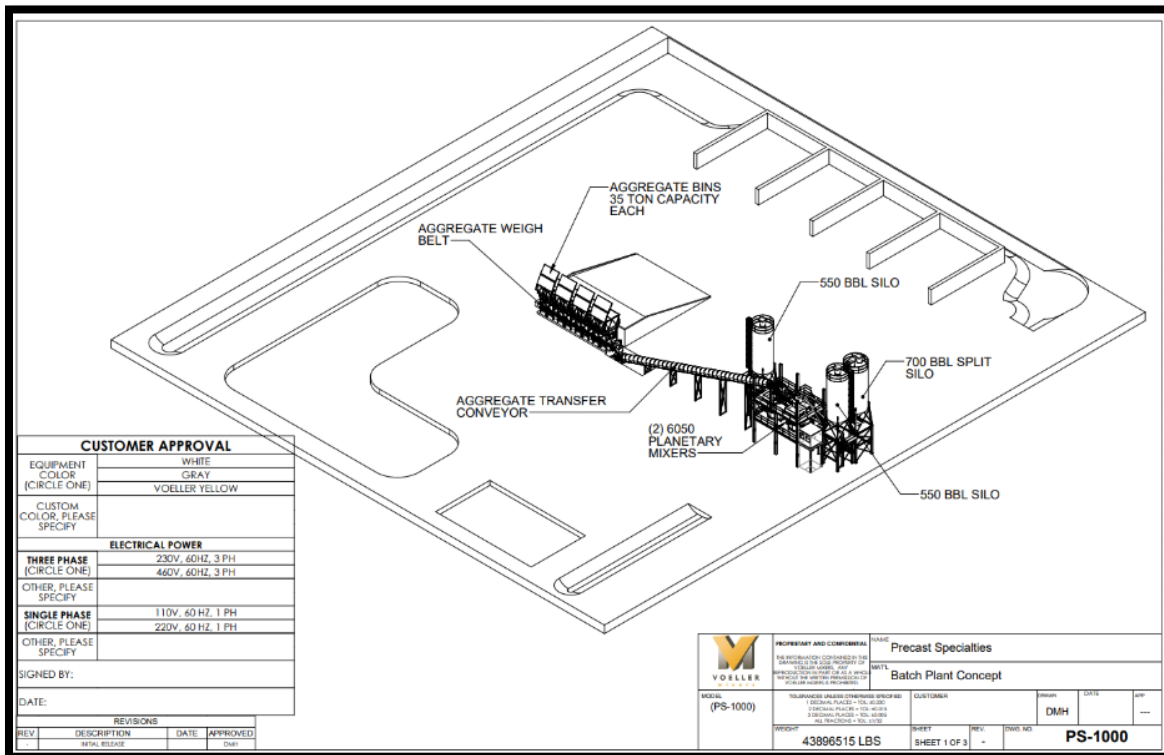




## Existing Structures

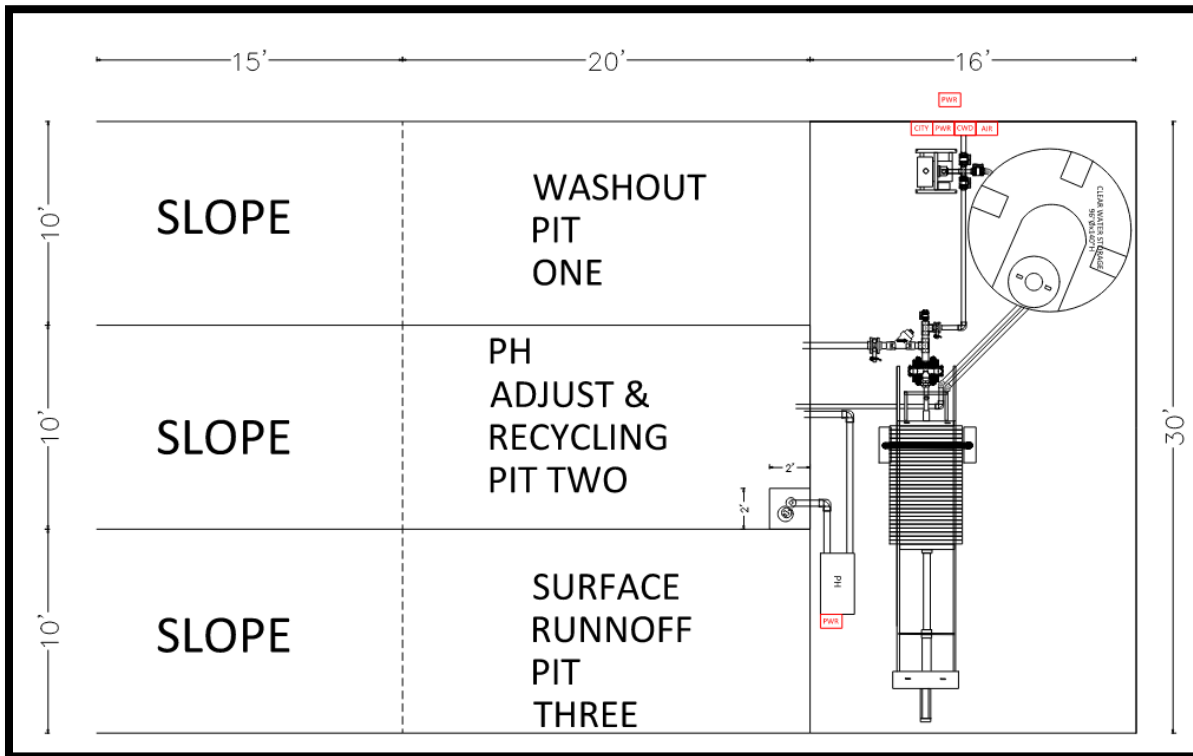


Batch Plant Plan View (proposed in northwest corner of site)

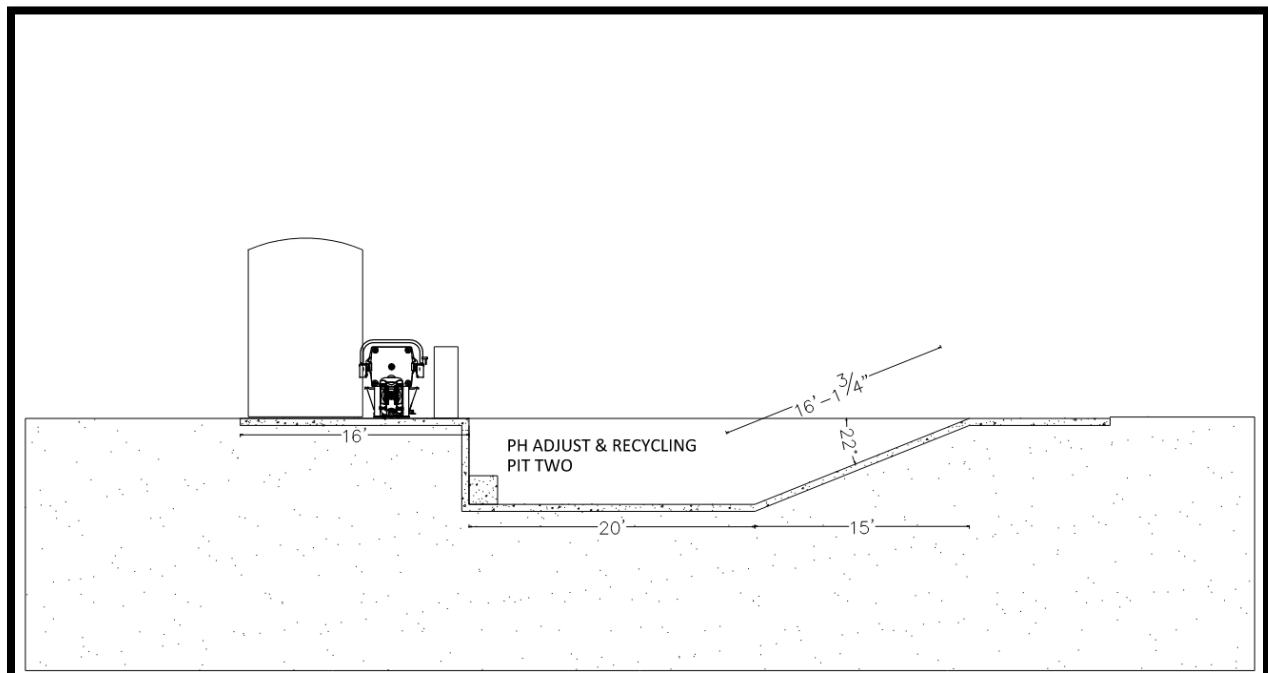




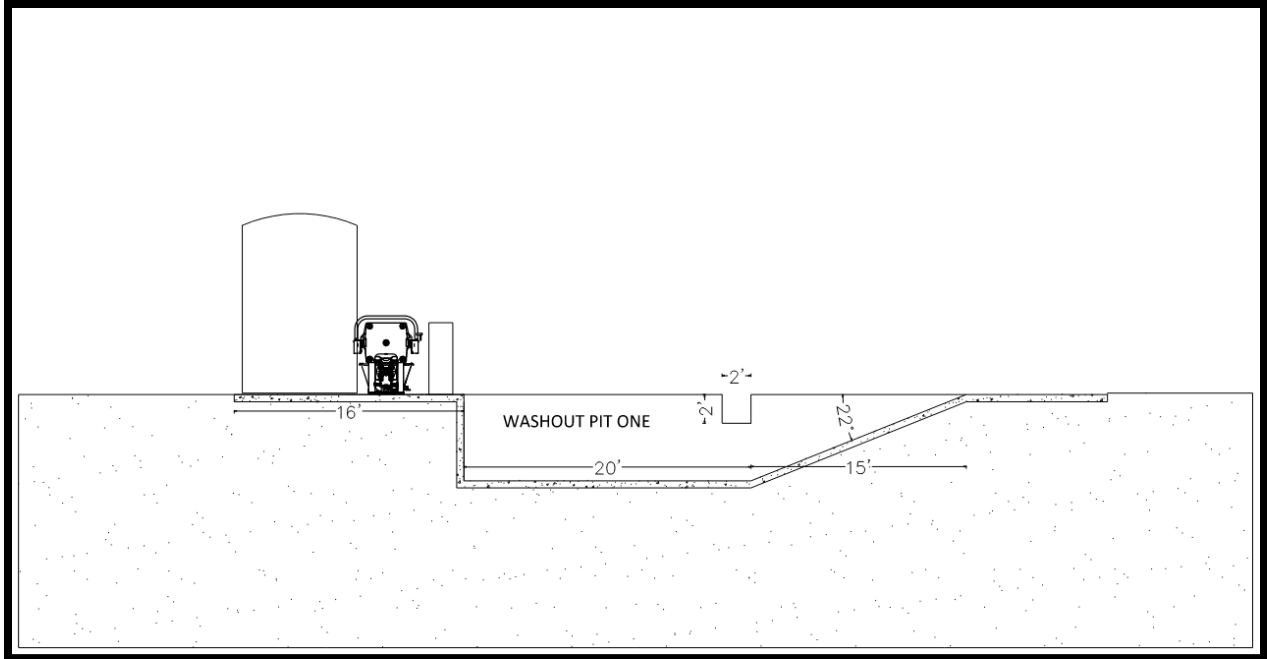
Batch Plant Aerial View (proposed in northwest corner of site)



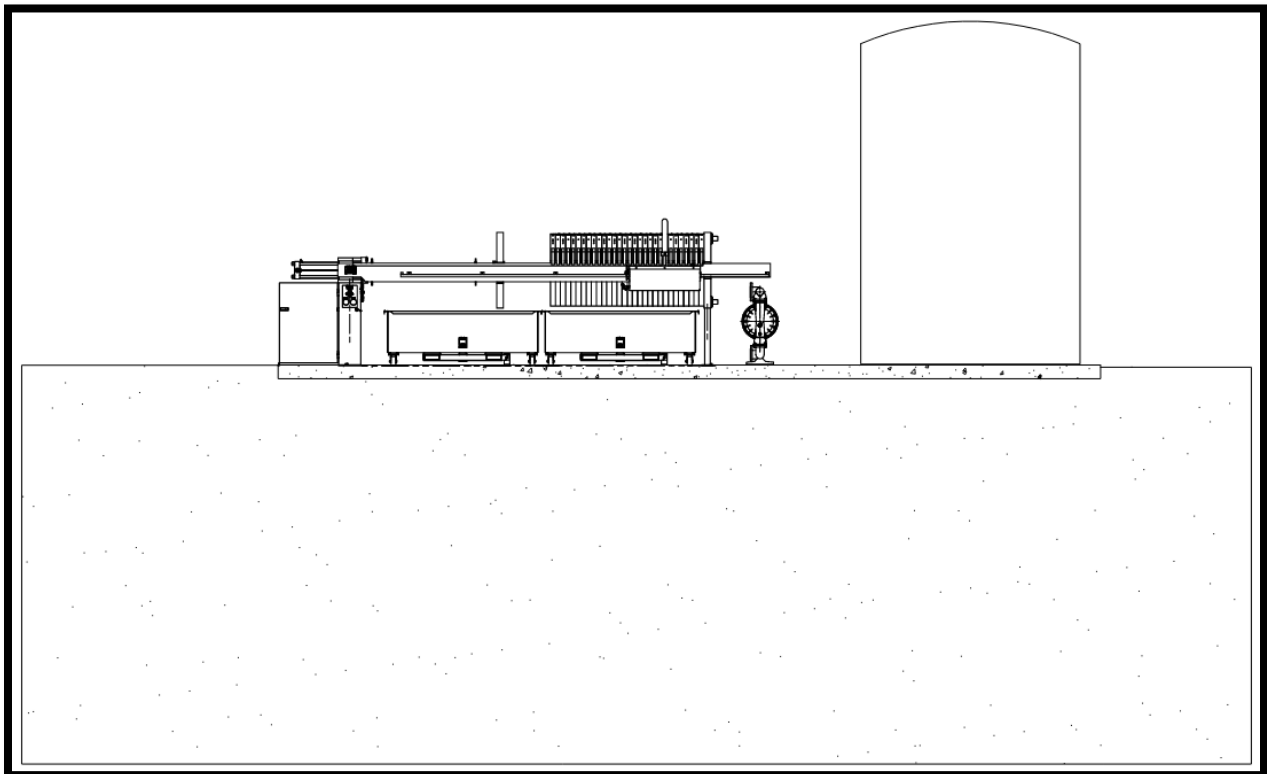
Batch Plant Side View Adjust & Recycle Pit (proposed in northwest corner of site)



Batch Plant Side View Washout Pit (proposed in northwest corner of site)

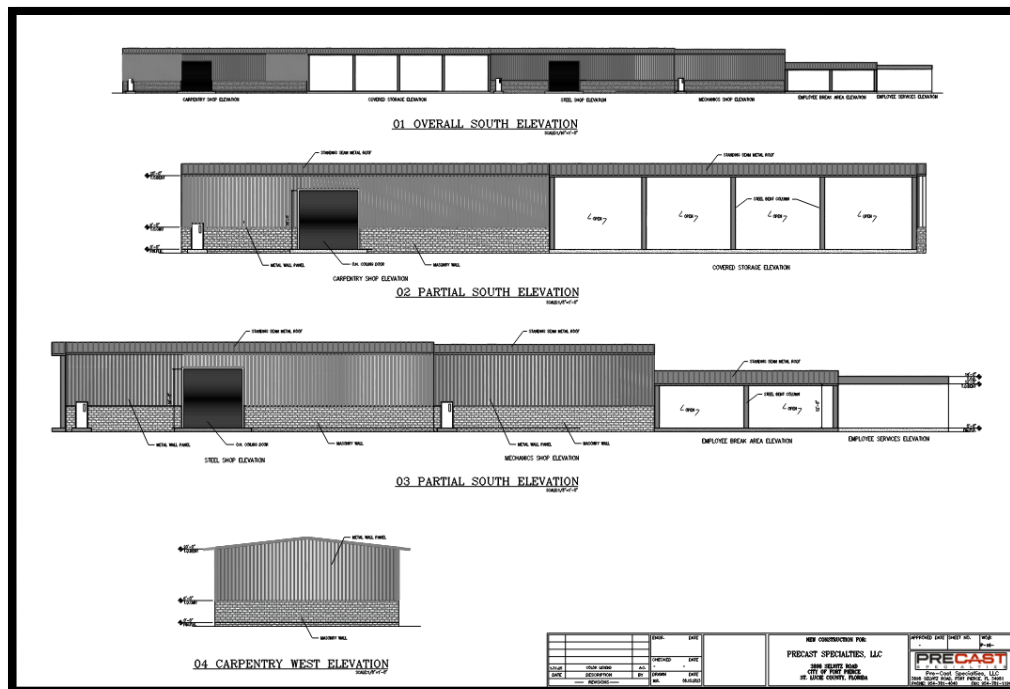


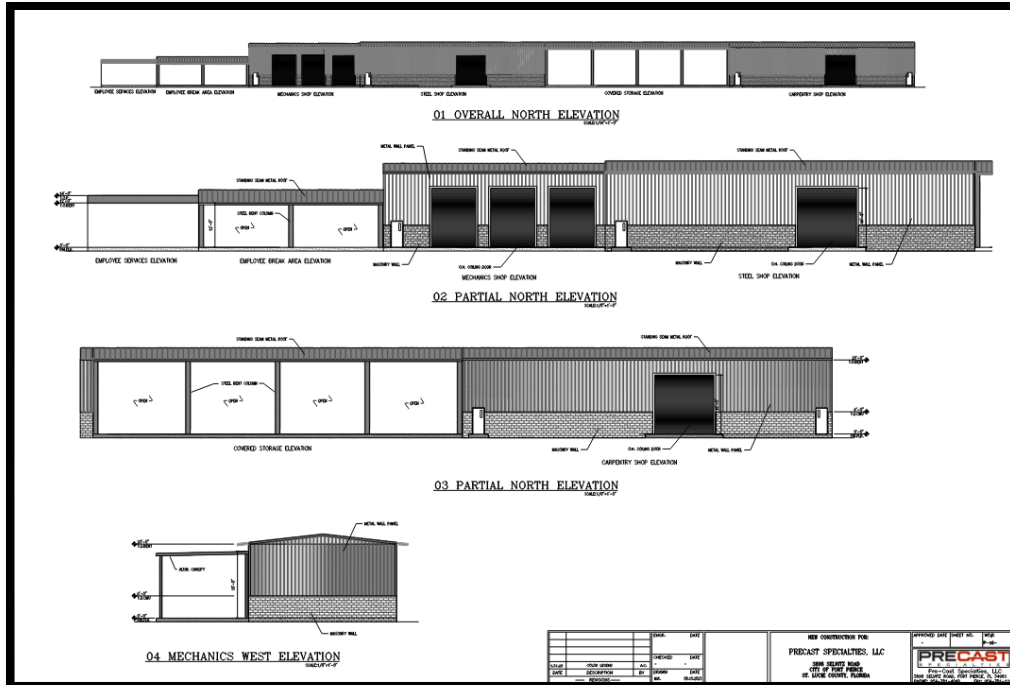
Batch Plant End View (proposed in northwest corner of site)





Phase 2 of the proposed development includes the construction of 37,800 sf office / warehouse building with associated site improvements. The proposed elevations are depicted below:





**Based on the above and attached information, the applicant respectfully requests review and approval of this application.**

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