



LETTER OF JUSTIFICATION / COVER LETTER

Precast Specialties, LLC

Major Site Plan Amendment

January 28, 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. Phase 2 would include the expansion of an office / shop with associated site improvements.

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 and the proposed improvement as noted below:

Phase 1: Addition of Batch Plant with associated site improvements.

Phase 2: Addition of Office / Shop with associated parking and site 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).

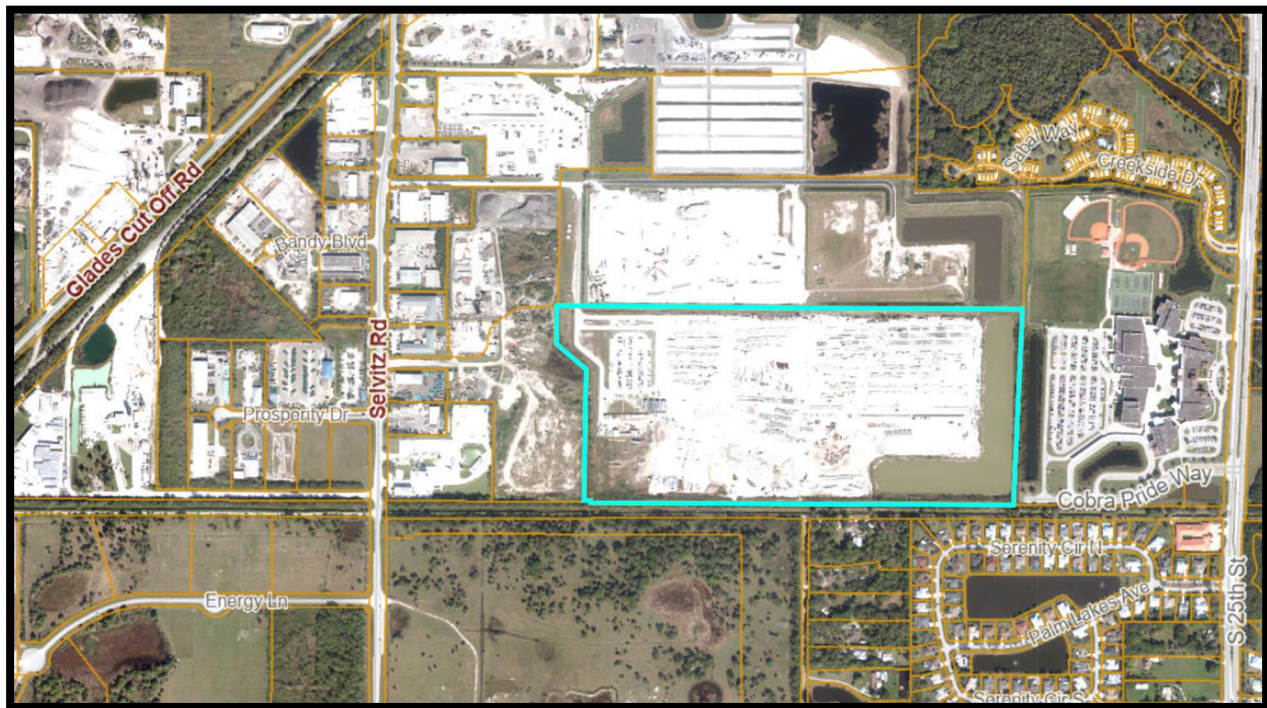
West of the subject parcel is another industrial site. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).



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

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 is not proposing site lighting. 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. 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.

UTILITIES

The petitioner is proposing that the future improvements to this development will be served by well and septic.

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

Z:\EDC-2024\24-226 - Precast Specialties - Selvitz Road\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-01-28_Pre-Cast_City_FP_Major_Site_Plan_Amendment_Justification_Cover_24-226.docx