



LETTER OF JUSTIFICATION / COVER LETTER

Precast Specialties, LLC

Temporary Use Permit Application

December 18, 2025

REQUEST

On behalf of the Petitioner, Haley Ward, Inc. is requesting approval of a temporary use permit to allow for up to 6,200 sf of temporary office / construction trailers for a development known as Precast Specialties, LLC. The subject property can be identified as parcel 2432-500-0001-000-5 and is located at 3898 Selvitz Road in Fort Pierce, Florida.

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 concrete for use in the manufacturing of products.

A phased site plan amendment was approved by the City Commission to allow for the construction of a batch plant along with the installation of buffer landscaping in Phase 1. Phase 2 includes the construction of a building expansion, water and wastewater extensions and associated site improvements.

The petitioner is requesting approval of a temporary use permit associated with the existing office / construction trailers that currently serve the concrete manufacturing business. Upon construction of the phase 2 building expansion, the existing office / construction trailers would be removed.

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).

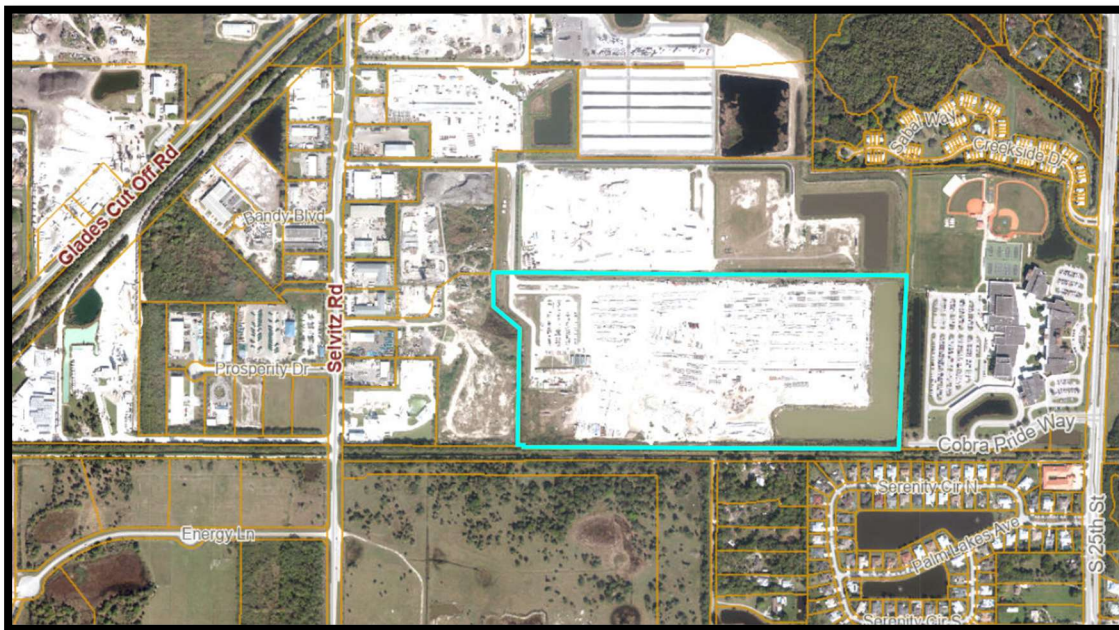
West of the subject parcel is another industrial site. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).



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



HOURS OF OPERATION

The current and future 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/>.

TIMING

The approved site plan amendment includes the timetable for development for each phase proposed. As stated in the below, the office / workshops are proposed to start construction in 2028. The temporary office / construction trailers for which the petitioner is requesting approval of a temporary use permit would be removed at the time of construction completion for the Phase 2 office / workshop as noted below.

Phase 1	Start Date	Completion Date
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

Existing Structures



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

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