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PORCH FACTORY Project Narrative

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

I. Introduction

On behalf of the applicant, we are proud to present the Site Plan and Conditional Use application for the property located at 2904 Okeechobee Road. The applicant seeks to enhance an existing, fully developed commercial site to better support the operational needs of a longstanding local business. The proposal includes the addition of a 4,750 SF accessory pole barn structure designed for the fabrication and storage of light architectural enclosures, alongside significant site improvements to parking, landscaping, and stormwater management.

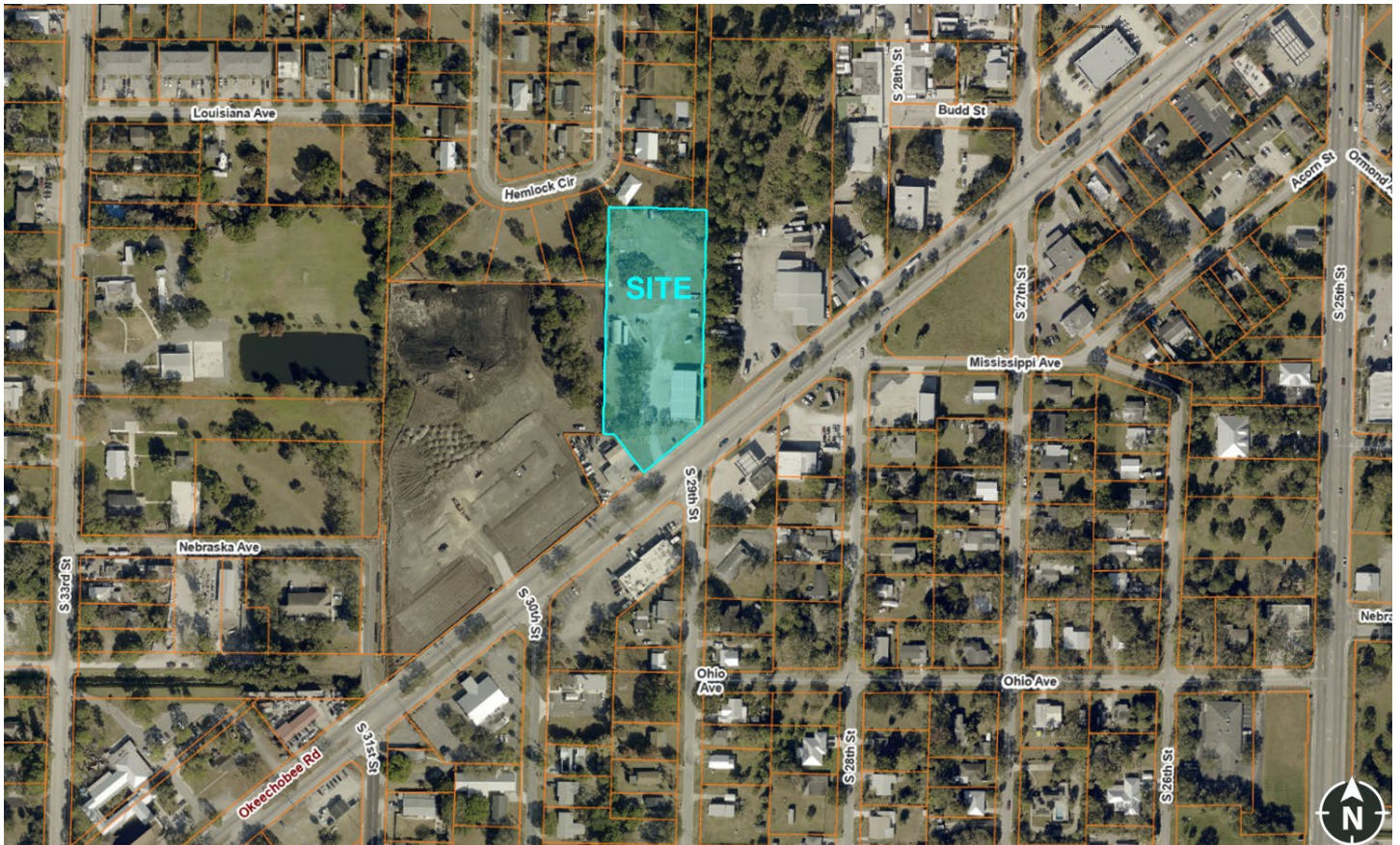


Image 1 - Location



Image 1 – Existing building – view from Okeechobee Road

II. Business Overview: The Porch Factory

The Porch Factory is a premier, locally owned and operated manufacturing and installation firm that has served the Treasure Coast since 2005. Specializing in the design, fabrication, and repair of high-quality screen enclosures, pool cages, and outdoor living spaces, the company has established itself as an industry leader in Florida.

Currently operating from their facility in Fort Pierce, The Porch Factory manages the entire lifecycle of its products—from initial engineering to in-house fabrication and final job-site installation. Their work is critical in providing homeowners with protection from Florida’s elements and insects while ensuring all structures meet or exceed the stringent Florida Building Code for wind resistance (up to 160mph). The company is a significant contributor to the local economy, maintaining a dedicated workforce and a commitment to professional excellence and community safety.

III. Proposed Project Scope

The proposed development at 2904 Okeechobee Road is designed to formalize "Light Industrial Service" activities on the site through the following improvements:

- **Architectural Addition:** We propose the construction of a **4,750 SF wood-frame pole barn** with a durable **Galvalume roof**. This structure will serve as a sheltered environment for the pre-assembly of lightweight screen and pool enclosures before they are transported to clients.
- **Aesthetic Integration & Privacy:** The existing 5,040 SF primary building will remain unchanged in color and finish. To provide a professional visual buffer for the adjacent property to the east, the **eastern elevation of the new pole barn will be fully enclosed**, obscuring the view of interior operations and storage.

IV. Code Compliance and Community Benefit


The proposed project has been meticulously designed to align with the City of Fort Pierce Code of Ordinances and the Comprehensive Plan. By transitioning existing outdoor activities into a structured, screened facility, the project reduces noise and visual impact on the surrounding corridor.

This expansion is highly beneficial to the City as it supports the retention and growth of a specialized local trade, ensuring that The Porch Factory can continue to provide essential hurricane-resistant infrastructure to the region. The project represents responsible infill development that maximizes the utility of an existing C-3 parcel without necessitating new infrastructure or increasing traffic beyond the established baseline for light industrial services.

V. Conclusion and Request for Approval

In conclusion, the proposed site plan and conditional use for 2904 Okeechobee Road represent a balanced approach to business growth and urban stewardship. The design proactively addresses potential impacts through strategic screening, upgraded stormwater capacity, and enhanced landscaping that exceeds municipal requirements.

We believe this project will be an excellent addition to the Okeechobee Road corridor and the City of Fort Pierce at large. We respectfully request the approval of this **Site Plan and Conditional Use** application to allow The Porch Factory to continue its mission of delivering high-quality architectural solutions to our community from a modernized, code-compliant facility.


Tod Mowery, AICP
President

