



Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

PORCH FACTORY Justification Letter

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)

To the Planning Department,

On behalf of The Porch Factory, we are pleased to submit this application for the development of the property located at 2904 Okeechobee Road. Following a productive meeting with City Planning staff, we have refined our proposal to ensure it serves as an excellent addition to the area while adhering to all municipal standards.

The project includes the addition of a 4,750 SF wood-frame pole barn with a Galvalume roof and comprehensive site improvements to accommodate the specialized needs of our local operations.

1. Conditional Use and Compatibility

As discussed with the Planning Division, the company's operations involve the construction of light-weight screen and pool enclosures within a sheltered environment. Based on staff recommendations, the project is classified under the "**Light Industrial Service**" category. While this is a **Conditional Use** within the C-3 zoning district, it is a highly appropriate fit for this commercial corridor.

- **Operational Workflow:** Enclosures are pre-assembled within the proposed pole barn before being transported to job sites for installation.
-
- **Site Harmony:** The pole barn's design maintains architectural themes consistent with the existing 5,040 SF primary structure, ensuring a cohesive professional appearance.

2. Visual Buffering and Screening

We have taken a proactive approach to the staff's suggestion regarding visual impacts.

- **Eastern Elevation:** The eastern wall of the pole barn will be fully enclosed.
- **Buffer Strategy:** This enclosure, combined with enhanced landscaping, effectively obscures the view of the work area and stored materials from the adjacent car repair business and other neighboring properties.

3. Site Design and Code Compliance

The site has been engineered to meet or exceed the requirements of the **Fort Pierce Code of Ordinances**:

- **Loading and Logistics:** Per municipal code, a dedicated **loading area** has been provided to facilitate the safe and efficient transport of screen enclosures.
- **Parking:** We are providing **25 parking spaces** (including 2 ADA-accessible spaces), which exceeds the code requirement of 19 spaces.
- **Surfacing:** To manage the storage of company vehicles and materials, the rear yard will be surfaced with durable crushed rock and millings.
- **Fencing and Security:** A 6-foot-high fence will be added to the existing perimeter, with code-compliant landscaping placed on the street side to improve the public frontage.

4. Environmental and Stormwater Management

As the site is already fully developed and in use, this project focuses on responsible infill intensification:

- **Preservation:** All existing trees on the property will remain.
- **Drainage:** We are expanding the dry retention area to a total of **21,466 SF** (21.58% of the site). This ensures that the 50% impervious surface ratio is fully supported by an robust on-site stormwater system.
- **Sanitation:** A new enclosed dumpster area is provided, featuring internal landscaping to maintain site aesthetics.

Conclusion

The proposed expansion for The Porch Factory represents a significant investment in the Fort Pierce community. By formalizing "Light Industrial Service" use at this location through the Conditional Use process, we are ensuring a long-term, high-quality operation that respects the visual and environmental standards of the City.

We respectfully request your approval of this Site Plan and Conditional Use application.

