



January 18, 2023

FAO Brad Curry
EDC
10250 SW Village Parkway, Suite 201.
Port St. Lucie,
FL 34987

RE: Twin Vee: 3101 S. US Highway 1 - Addition of one-story manufacturing/assembly building.

Dear Brad,

Please find comments relating to the Planning Departments review of the above-named application:

Future land Use: General Commercial (GC).

Zoning: C-3 – General Commercial.

Property meets lot size requirements.

125-200 (b) (3) Lot coverage: Please revise site plan data table to indicate maximum per-code lot coverage as 60% (shown as 50%). – Proposed total building coverage is +/- 37% and is therefore within permitted allowance.

Proposed Building height.

125-200 (b) (4). – Proposed Building height. Proposed building height of 30' is within permitted allowance.

Any additional signage will need to meet the requirements of Section 125-310.

Please provide a statement that the existing landscaping retained on site will meet City landscaping code and meet the following requirements:

- All retained existing landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins improved vehicular use areas or sidewalks. These protected devices shall have a minimum height of six inches above grade.
- No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.
- Existing vegetation that is retained shall be replaced with equivalent vegetation if it is subsequently dies, trees shall be replaced by the same number of living trees.



- Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to ensure that the landscaping continues to maintain a healthy, neat and orderly appearance.

Confirmation that on-site lighting will comply with applicable City code, this includes illumination of all parking areas, as well as interior and immediately adjoining streets.

Kev Freeman
Planning Director
City of Fort Pierce