



DEVELOPMENT REVIEW

Property Information

Property address or Location 3101 S. US Highway 1

Parcel ID #(s) 2427-601-0069-000-3

Project description Expansion of an existing manufacturing facility.

Application Type

Site Plan Conditional Use w/New Construction Conceptual Development Plan

Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 23,456 Site Acreage: 7.16

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Visconti Holdings LLC

Property Owner(s)

3101 US 1

Street Address

Fort Pierce FL 34982

City State Zip

772-429-2525

Phone Number

joseph@twinvee.com

Email Address

EDC, Inc. / Bradley J. Currie, Vice President

Applicant/Representative, Title, Company

10250 SW Village Pkwy, Ste 201

Street Address

Port St. Lucie FL 34987

City State Zip

772-462-2455

Phone Number

bradcurrie@edc-inc.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Bradley J. Currie, Authorized Agent

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

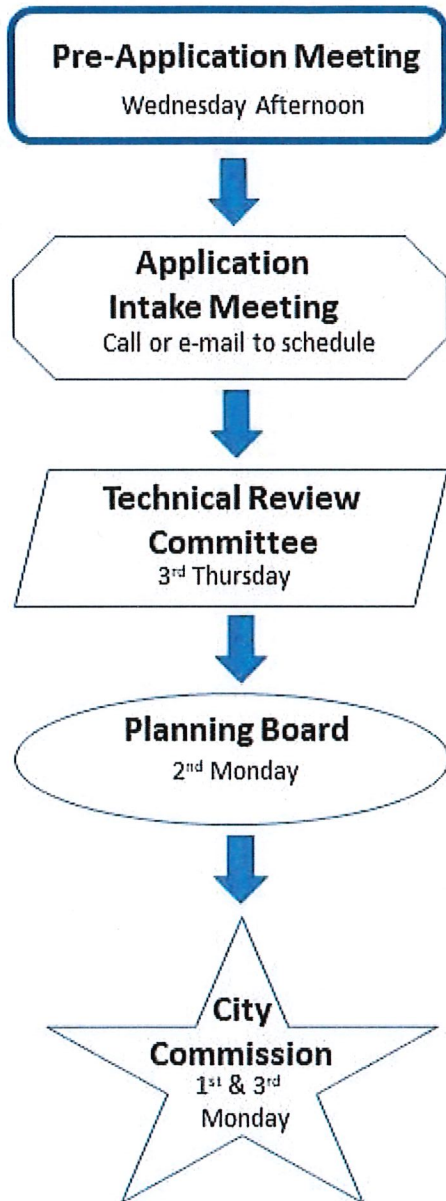
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- Incomplete application packets will not be accepted.
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)