

August 25, 2022

Attn: Kevin Freeman  
City of Fort Pierce  
100 N. US Highway 1  
Fort Pierce, FL 34950

via email: [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com)

**Re: Twin Vee – 3101 S. US Highway 1, Fort Pierce  
Response to Pre-Application Meeting Comments**

Dear Mr. Freeman:

On behalf of our client, please find the attached response to comments received at the date and the pre-application meeting with staff held on December 15, 2021 for a project known as Twin Vee. Each comment is identified below followed by a response in ***bold italics***.

**Planning**

- 1) A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

***RESPONSE: Per discussions with the City Manager, a landscape plan is not required for this submittal.***

- 2) A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

***RESPONSE: Per discussions with the City Manager, a landscape plan is not required for this submittal.***

- 3) A ten feet wide landscape strip is needed throughout the property.

Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. -Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a) The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
- b) The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping

which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

- c) Other property. - All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.
- d) Vehicular use, building, retention/detention areas adjacent to other property. - Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

**RESPONSE: Per discussions with the City Manager, a landscape plan is not required for this submittal.**

- 4) Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:
  - a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

A minimum of one (1) landscape island for every ten (10) spaces. Consider foundation plantings surrounding all buildings.

**RESPONSE: Per discussions with the City Manager, a landscape plan is not required for this submittal.**

- 5) Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-of-way. - Lands immediately adjacent to street right-of-way shall meet the following requirements:
  - a. Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;
  - b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

- 6) A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). Commercial, Industrial, and Government Uses must have a minimum average of one (2) footcandles of lighting.

**RESPONSE: Per discussions with the City Manager, a photometric plan is not required for this submittal.**

- 7) Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

**RESPONSE: There are no proposed changes to the developed portions of this site. New striping will be added to proposed additional parking.**

- 8) Pursuant to City Code Section 125-317(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant.

Install a sidewalk connection from S. US Highway 1

**RESPONSE: This is an existing site. No additional crosswalks are proposed.**

- 9) Per City Code Section 125-314. – Design Review; provide color elevations and a color board of all angles of the proposed development.

**RESPONSE: Please see attached color elevations.**

- 10) Provide a color overlay of your submitted landscape plan & site plan. (Color all vegetation on your landscape plans)

**RESPONSE: Not required at this time.**

- 11) An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send email to [planning\\_dl@cityoffortpierce.com](mailto:planning_dl@cityoffortpierce.com).

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name

exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Please contact us at 772-467-3737 or email [planning\\_dl@cityoffortpierce.com](mailto:planning_dl@cityoffortpierce.com) if you have any questions or need assistance.

**RESPONSE: Acknowledged.**

- 12) Prior to submitting your Applications, please schedule an in-take meeting to ensure that your application packet is complete. During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies.

Submit the following along with your application(s) sets:

- Notarized Development Review Application
- Notarized Design Review Application
- Concurrency Review/Capacity Analysis Application
- St. Lucie County Property Record Card
- Warranty Deed & Legal Description (**in a WORD format**)
- Statement for Need: (**Follow Detailed Description on Application**) (**in WORD format only**)
- General Location Map
- Current Survey
- Floor Plan
- Landscaping Plan
- Lighting Plan
- Storm Drainage Analysis
- Historical Report
- Environmental Study
- Traffic Impact Report

**RESPONSE: Most of the items noted are included. Per discussions with the City Manager, the following are not required for this submittal:**

- **Concurrency Review**
- **Floor Plans**
- **Landscape Plan**
- **Lighting Plan**
- **Environmental Impact Study**
- **Traffic Impact Report**

### **Fort Pierce Engineering**

1) The minimum drive aisle width is 26-feet or perpendicular parking.

**RESPONSE: Please see site plan. Dimensions are noted on plan.**

2) Parking stalls shall be the appropriate dimensions and the required number of handicap parking stalls as per Code of Ordinance Section 125-315(c).

**RESPONSE: The proposed parking stalls meet the minimum requirements.**

3) Existing stormwater management shall demonstrate capability of handling changes in impervious/pervious data.

**RESPONSE: There is no proposed change to the impervious / pervious area onsite. The proposed building and parking additions are currently impervious.**

### **St. Lucie County Engineering**

1) The Plans do not indicate any affect within the Edwards Road Right-of-Way.

**RESPONSE: There are no affects within the Edwards Road Right-of-Way as part of this amendment.**

2) Please identify stormwater runoff treatment and discharge for additional impervious area. If discharging into the county drainage system, a discharge permit will be required.

**RESPONSE: There is no proposed change to the impervious / pervious area onsite. The proposed building and parking additions are currently impervious.**

3) Please respond directly to the county.

**RESPONSE: Acknowledged.**

4) For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

**RESPONSE: Acknowledged.**

### **FDOT**

1) A Pre-Application meeting with FDOT is necessary to review the proposed site plans to establish the general location and design of connection(s) to the State Highway System, and to determine traffic study requirements. The applicants should contact FDOT to request access Pre-Application meetings. See link below to the Access Pre-application Meeting request form.

Access pre-application meetings are held every Thursday in person and via Microsoft Teams.

Pre-application meetings are typically scheduled two weeks after an application is received. A notification email with the date and time of pre-application meeting will be sent out each Monday for the following week pre-application meeting.

Ctrl+Click to follow link: District 4 Access Management Pre-Application Request Form, or copy and Paste to Internet Browser: <https://arcg.is/1H0vT8>.

**RESPONSE: There are no proposed changes to access as part of this request. The proposed building expansion is minimal.**

**FPUA**

SUBJECT: TRC pre-app- Twin Vee

W/WW Eng: Concept Approved;

Applicant is an existing water and waste water customer. For an change in water or wastewater service please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander [sostrander@fpu.com](mailto:sostrander@fpu.com) or 772-466-1600 ext 3468.

**RESPONSE: Acknowledged.**

Electric & Gas Eng: Approved. Electric service – Existing and active.

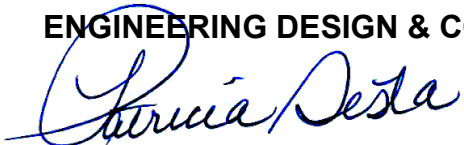
Gas service is available to the site (from S. US 1). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

**RESPONSE: Acknowledged.**

We feel the attached adequately addresses staff comments and respectfully request the approval of this application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta  
Planner

cc: David Hays – St. Lucie County Engineering  
Joseph Viconti – Visconti Holdings, LLC

Z:\EDC-2021\21-455 - Twin Vee - 3101 S Highway 1, FP\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2022-08-25\_K\_Freeman\_City\_PSI\_Twin\_Vee\_Dev\_Design\_Review\_Pre-App\_Rsp2Cmts\_21-455.docx