

PROJECT NARRATIVE & COVER LETTER

**Twin Vee
3101 S. US Highway 1**

Development & Design Review
November 16, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an amendment to the previously approved site plan for a proposed expansion to the existing Twin Vee manufacturing facility. This expansion includes single story 23,456 sf building expansion and a 4,389-sf covered awning with associated site improvements. The subject parcel is located at 3101 S. US Highway 1 in the City of Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcel can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2427-601-0069-000-3	3101 S. US Hwy 1	7.27	GC	C-3

A pre-application meeting was held on December 15, 2022 to discuss the proposed expansion.

The subject property totals 7.16 acres and is currently developed. The site currently consists of a 53,500-sf one-story building and a 13,500-sf one-story building. The applicant is proposing the redevelopment of the site to include the following:

- 1) Construction of a 23,456-sf one-story building which will connect the existing buildings 1 and 2.
- 2) Construction of an overhang totaling approximately 4,389 sf at the east side of the building.

The subject parcel has a Future Land Use Designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3).

To the north of the subject parcel lies the Right-of-Way of Edwards Road followed by developed parcels. The parcel to the northeast of the right-of-way is an undeveloped 0.41-acre parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). To the northwest of the Right-of-Way is a developed industrial parcel. This parcel has a Future

Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

To the south of the subject parcel is a developed commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning designation.

East of the subject parcel lies the Right-of-Way of US Highway 1 followed by developed commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3).

West of the subject parcel lies the undeveloped Right-of-Way of S. 7th Street followed by developed and undeveloped parcels. The parcels to the northwest have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1). To the southwest of lies undeveloped commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and a Zoning designation of General Commercial Zone (C-3).

Most of the items outlined on the Development & Design Review checklists are included with this submittal. Per discussions with the City Manager, the following are not required for this submittal.

- Landscape Plans.
- Environmental Impact Report
- Lighting Plan
- Traffic Impact Report
- Concurrency Review
- Floor plans or other design review requirements (color elevations are included in this submittal as requested).

Based on the above and attached information, the applicant respectfully requests review and approval of this request.

Z:\EDC-2021\21-455 - Twin Vee - 3101 S Highway 1, FPI\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-11-16_Twin_Vee_3101_S_US_1_Ft_Pierce_Dev_Design_Review_Narrative_21-455.docx