

TO: Technical Review Committee
FROM: Kev Freeman, Planning Director
RE: Technical Review Project: #42-41100003
TRC DATE: January 19th, 2023

STAFF REPORT

Requested Action: Review Twin Vee project
Site Location: 3101 S US HWY 1

Background: The existing boat manufacturing facility is proposing a 23,456 sq.ft. building addition and requesting a major site plan and design review.

Please see attached Application Packet.

Planning Department Comments:

1. As per the applicants Traffic Statement, submitted 12/22/2022, the project is considered having a de-minimis impact under section 105.6 of the City's Code of Ordinances, as it meets the following criteria (as appropriate):

105-6 Concurrency Assessment - (b) Exemptions. The following shall be exempt from the requirements of this chapter:

(2) De minimis impacts. A development which meets the following de minimis impact thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:

- a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.*
- b. An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.*
- c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evaluation routes.*