



February 17, 2021

Ben Lokhorst  
715 5<sup>th</sup> Ave, SW, Suite 1700  
Calgary AB T2P 2X6

**Subject:       Annexation – 2192 Copenhaver Road**  
**Technical Review Project # 21-02000001**

**Fort Pierce Planning:**

1. The St. Lucie County Future Land Use is Residential Urban, 5 Dwelling Units/Acre (RU) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Low Density Residential (RL) & Zoning of Residential Single Family, two units per acre (E-2).
2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be RV storage facility.
3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING DEPARTMENT  
*Florida*



**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Annexation – 2192 Copenhaver Road  
TRC No. 21-02000001**

**DATE : February 11, 2021**

*JRA* RECEIVED  
FEB 16 2021  
CITY OF FORT PIERCE  
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on February 4, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application                                | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend              | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Annexation | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/jra



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

**February 18, 2021**

TECHNICAL REVIEW PROJECT # 21-02000001

Annexation – 2192 Copenhaver Road

### Comments

FPUA W/WW Engineering: Approved as noted - Water and sewer services are available to serve this property. See attached Utility map. FPUA will require a 15 feet utility easement at the southern end of the property for a future 12" water main. For more information, please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Approved. Currently, existing electric service to the site (From Peters / Copenhaver Road). Please provide electric load information for the proposed new services and AutoCAD drawing. Customer will be responsible for all transformer pads (if needed), conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

[sscimeca@fpu.com](mailto:sscimeca@fpu.com)

Office: (772)466-1600 Ext. 6957

If the developer should have any questions, please have them contact the individual listed above.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpu.com](http://www.fpu.com)





THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

February 18th, 2021

Case # 21-02000001

Planner: Brandon Creagan

Annexation

2192 Copenhaver Rd., Ft. Pierce

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.