



January 20, 2020

Brad Currie  
10250 SW Village Parkway  
Port St. Lucie, FL 34987

**Subject: Zoning & Future Land Use - 2398 Peters Road  
Technical Review Project # 20-06000005**

**Fort Pierce Planning:**

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

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



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

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-06000005

Rezoning and Future Land Use – Project Hurricane – 2398 Peters Road (2 Parcels)

### Comments

FPUA W/WW Engineering: Approved as noted;

The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road TRC Rezoning application package for the 2 parcels and there is no objection to the application. FPUA's water and sewer services are available to serve this location, see attached utility map.

FPUA Electric & Gas Engineering: Approved - Presently, there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional services needed. Customer will be responsible for all transformer pads, 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

Gas service is available to the site (from Peters Road). 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 Billy Dupre.

Billy Dupre

Business Development Representative

Gas Operations

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

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



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Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).



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January 20, 2021

**PROJECT:** Project Hurricane – 2398 Peters Road  
**REF:** TRC App. #20-06000005  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered based on application package received January 13.

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.
2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.
3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491 or [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

Cc: Alicia Rosenthal