



July 15, 2021

Engineering Design & Construction – Brad Currie
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

**Subject: Annexation – Privilege South
Technical Review Project # 21-02000006**

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Residential Urban, 5 du/ac (RU), and the Zoning is Agricultural Residential, 1 du/ac (AR-1). As such once annexed into the City it will be given our Future Low Density Residential (RL) & Zoning of Single Family Estate Density Zone (E-1).

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@cityoffortpierces.com.

Sincerely,

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner



RECEIVED

To : Brandon Creagan, Planner

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

JRA

JUL 15 2021

CITY OF FORT PIERCE
 PLANNING & ZONING

RE : Privilege Development Annexation – Dade Road & Bell Avenue

DATE : July 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on July 2, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application For Annexation | <input type="checkbox"/> Boundary Survey |
| <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, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> 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 conditions of approval

JRA/jra



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.15.21
Property Address: Annexation - Privilege South - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 7/14/21



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

Florida

Technical Review Committee meeting

July 15, 2021

Case # 21-02000006

Planner: Brandon Creagan

Annexation

2111 Dade Rd / 2140 Bell Ave and TBD lots, Ft. Pierce FL.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee Meeting

July 15, 2021

TECHNICAL REVIEW PROJECT # 21-02000006

Annexation - 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

Comments

FPUA W/WW Engineering: Approved.

FPUA Electric & Gas Engineering: [Privilege](#) South Annexation. No comment



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www.fpua.com

