



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 9.16.21
Property Address: Annexation – 2120 N. Old Dixie Highway

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:

Building Official's or Representative's Signature: Paul Orino Date: 9/13/21



TO : Brandon Creagan, Planner

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

RE : Annexation – 2120 N. Old Dixie Highway
TRC No. 21-02000009

DATE : September 3, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 2, 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/TST/tst *TST*



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

Florida

Technical Review Committee meeting

September 16, 2021

Case # 21-02000009

Planner: Brandon Creagan

Annexation

2120 North Old Dixie Hwy., Fort 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

September 16, 2021

TECHNICAL REVIEW PROJECT # 21-02000009
2120 N. Old Dixie Hwy

Comments

FPUA W/WW Engineering: The FPUA Water/Wastewater Engineering Department has reviewed the TRC application for voluntary annexation of 2120 N. Old Dixie Highway and offers no comment.

FPUA Electric & Gas Engineering: The Electric & Gas Engineering Department has reviewed and acknowledged the application. No further comments.



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www.fpua.com





September 14, 2021

East Coast Packers, LLC
1900 Old Dixie Highway
Fort Pierce, FL 34946

**Subject: Annexation – 2120 N. Old Dixie Highway
Technical Review Project # 21-02000009**

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Industrial (IND), and the Zoning is Industrial Light (IL). As such once annexed into the City it will be given our Future Land Use of Industrial (I) & Zoning of Light Industrial (I-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 Rebeca Guerra should you have any questions regarding the project at 772-467-3739 or by e-mail: rguerra@cityoffortpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon C. Creagan".

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner