



Elaine Bergstresser
3001 Industrial Ave
Fort Pierce, FL 34946

Subject: Annexation - Parcel ID: 2433-123-0001-000-1 - Technical Review Committee Comments for March 21, 2024 TRC Meeting

City of Fort Pierce Planning Department

1. The parcel currently has a county zoning of RS-3 (Residential Single-family, 3 units du/ac) and a Future Land Use of RU (Residential Urban, 5 du/ac). The proposed City zoning would be R-1 (Single-family low density) with a Future Land Use of RL (Low Density Residential).

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.
4. Signed and sealed construction drawings required.
5. Final plat and approved parcel ID's required to submit for DPCR and building permit review.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept Approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 <https://fpu.com/water-and-wastewater-engineering-downloads/>

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet approves.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, March 21, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

- a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard
- b. Waiver of Distance - Convenience Store - 908 Avenue D
- c. Variance - Estrada Residence - 205 S. 29th Street
- d. Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue
- e. Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue
- f. Text Amendment - Revised Planned Development (PD) Process
- g. Text Amendment - Zoning Use Table



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

Meeting Date: 3.21.24
Property Address: Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

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 the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - Shall include a signed and sealed Life Safety Plan
 - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24



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

Meeting Date: 3.21.24
Property Address: Waiver of Distance - Convenience Store - 908 Avenue D

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

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24



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

Meeting Date: 3.21.24
Property Address: Variance - Estrada Residence - 205 S. 29th Street

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24



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

Meeting Date: 3.21.24
Property Address: Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24



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

Meeting Date: 3.21.24
Property Address: Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24



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

Meeting Date: 3.21.24
Property Address: Text Amendment - Revised Planned Development (PD) Process

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Building Official's or Representative's Signature _____

Date: _____

3/15/24



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

Meeting Date: 3.21.24
Property Address: Text Amendment - Zoning Use Table

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Building Official's or Representative's Signature _____ Date: 3/15/24



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-202000002

Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Comments

FPUA W/WW Engineering: Concept approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA’s Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer’s Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



~~https://fpu.com~~
CL

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet Approves.



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.

