



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Rebecca Grohall
MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Project #: 24-02000003: Annexation – Voluntary Application for Annexation
Parcel ID: 3403-233-0002-000-6. **Technical Review Committee Comments for May 16, 2024 TRC Meeting**

City of Fort Pierce Planning Department

- Where would the entrance be for the annexed lot?
- Will this lot be combined with the adjacent property that is owned by the same company (169 Delray LLC)?
- A lot combination must be completed prior to submission of a site/development plan.
- What are the future plans for the lot(s)?

Fort Pierce Engineering Department

Recommend Approval of Annexation.

Fort Pierce Building Department

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. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

Fort Pierce Police Department

No comments at this time. However, we reserve the right to provide comment in the future, based upon future submissions of intended developments to this currently vacant and undeveloped property. The intended, future development of this property may cause impact to police operations as it relates to calls for service. However, the type and frequency of police calls for service cannot be projected at this time.



St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

No comments at this time.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: **Approved**
- Electric Engineering: This submission is outside of the FPUA electric service area.
- Gas: Approved
- FPUAnet Fiber: FPUAnet Approves.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

May 16, 2024

Ms. Kerry Driver
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 32950

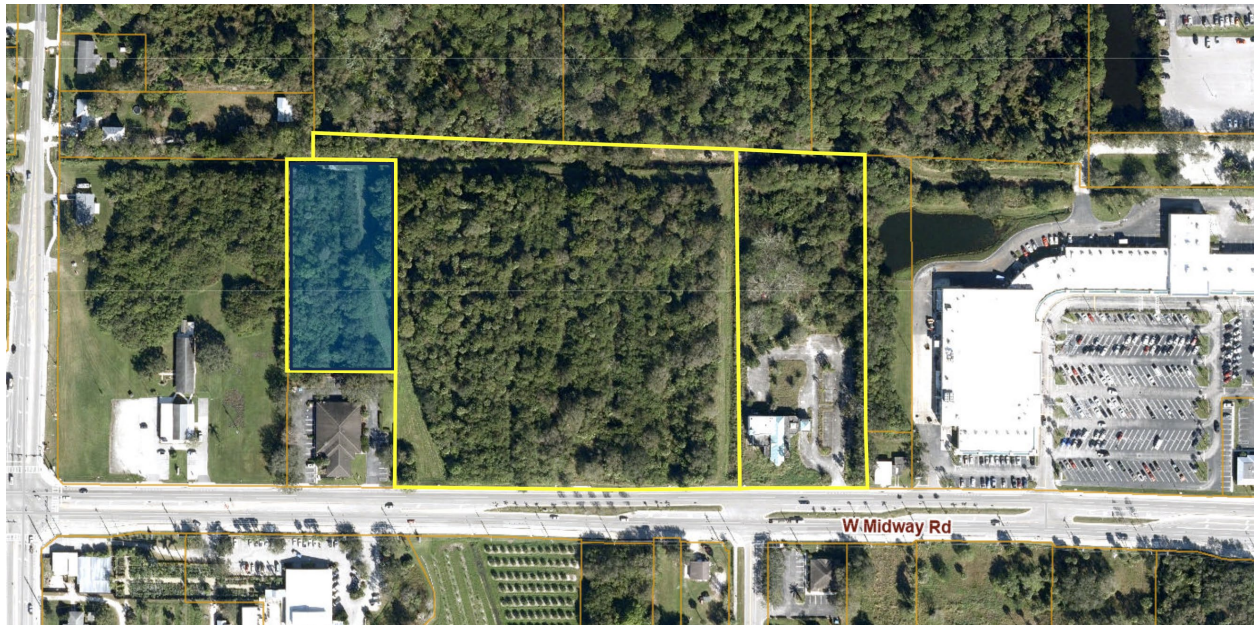
Via E-mail

Subject: Annexation Request
Engineer's Project Number: 24-0056

Dear Ms. Driver:

To follow-up on comments received at the TRC Meeting today, I am providing the map showing the three properties owned by 169 Delray LLC. The westernmost one (shown in shaded blue) is not within the City limits, while the two easterly properties are within the City. The owner is seeking to annex this parcel into the City's municipal limits.

Access to that parcel will be through the adjacent parcels and will not be landlocked during future development. The three parcels are intended for a new multi-family residential development. The site plan is currently in progress, and the annexation is key to that process.





Ms. Kerry Driver
May 16, 2024
Page: 2
EPN: 24-0056

This annexation meets the requirements outlined in the Florida Statutes. Additionally, as the site plan process moves forward and the Annexation is complete, the owner will file for Unity of Title. Should you have any questions regarding the above subject, please feel free to contact our office at any time (772) 569-0035.

Sincerely,

Rebecca Grohall, AICP
Project Manager

RG/jeh