



Jason Merritt
6429 Riverland Dr.
Fort Pierce, FL 34982

Project #: 24-02000005: Annexation– Voluntary Application for Annexation at 1835 and 1839 Sandridge Road– **Technical Review Committee Comments for July 18, 2024, TRC Meeting**

City of Fort Pierce Planning Department

Advisory Comments:

1. Please specify if lots will be combined or remain separate lots
2. Any future development plans for lots

Fort Pierce Engineering Department

Annexation: Recommend Approval

Fort Pierce Building Department

No comments at this time.

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

Sandridge Road is a County owned and maintained local roadway. The proposed annexation will result in 77.8% of properties fronting Sandridge Road being City zoned parcels. The city shall take ownership and maintenance responsibilities of Sandridge Road with this annexation.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: **No comment**
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**
- Gas: Approved. Natural gas available to serve this restaurant.
- FPUA 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.



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

Meeting Date: Virtual – July 2024
Property Address: Annexation - 1835 and 1839 Sandridge Road

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:

7/17/24



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To: Kerry Driver - Planner

FROM: Selena Griffett, P.E. *SG*

Thru: Tracy Telle, Engineering Manager *TST*

**RE: 1835 and 1839 Sandridge Road
TRC No. 24-02000005**

DATE: July 10, 2024

This is to advise you that we have completed the review of the following documents as received by this office on July 9, 2024:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Executed Construction Contract | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Approval | <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 comments



Technical Review Committee meeting

July 18, 2024

Case #: 24-02000005

Planner: City of Ft. Pierce Planning Department.

Annexation.

1835 / 1839 Sandridge Road, Fort Pierce, FL (Gator Trace on the Greens)

Comments:

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.

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 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24- 02000005
Annexation - 1835 and 1839 Sandridge Road

Comments

W/WW Engineering: No comment

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

Gas: Approved. Natural gas available to serve this restaurant.

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.



Jason Merritt

July 22, 2024

RE: Project 24-02000005

Please find below the responses to the city comments on the annexation application noted above.

Advisory Comments

1. We will be combining the lots upon approval of the annexation and the forming of our new corporation.
2. We intend to develop the property into a restaurant with outdoor seating and entertainment in the near future.

Additionally, if you could please send all correspondence to me at jason@tntbuilders.net and cc my assistant at melissa@tntbuilders.net I would appreciate it.

Thank you.



Jason Merritt

