



Leslie Olson
130 South Indian River Drive, Suite 202
Fort Pierce, FL 34950

**Re: Future Land Use Map Amendment (Small Scale) – Pulte Single-Family Housing –
Project #: PZFLU2024-00002**

Dear Ms. Olson,

The following are comments from the Planning Department's review of your application
(Please Provide a Written Response and any revisions (if applicable) for all responsible
Departments):

1. No Comments

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director



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

Meeting Date: 10.17.24
Property Address: Future Land Use Map Amendment (FLUMA) – Pulte Single-Family Housing
2721 S. Jenkins 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: _____

10/15/24



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Engineering Manager *TS*

**RE : 2721 S. Jenkins Road – FLUMA
TRC No. PZFLU2024-00002**

DATE : October 16, 2024

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Future Land Use Map Amendment | <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 FLUMA | <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



PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

October 15, 2024

PROJECT: Pulte
REF: Project # PZFLU2024-00002
TO: Kevin Freeman
FROM: Grant Chambers

Comments:

1. Advisory: The site was originally planned to have cross access to the north. As the northern property's access will likely be right in right out only, cross access will continue to be encouraged.
2. Traffic analysis will be required for review by the County's third-party reviewer at the const of the applicant.

Conditions:

3. A Site Development Permit is required prior to performing site improvement activities.



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

October 11, 2024

VIA EMAIL

Mr. Vennis Gilmore, Assistant Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)
Pulte Single-Family Housing - FLUMA
2721 South Jenkins Road
Fort Pierce, Florida**

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced Future Land Use change of a currently undeveloped 51.11-acre parcel. Based on the review, the following comments are provided:

- **Local and State Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts from the proposed development will extend to the St. Lucie County and Florida Department of Transportation (FDOT) roadway networks. Therefore, coordination with the County and FDOT is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

Please contact me should any additional information or clarification be required regarding this review.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



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

Florida

Technical Review Committee meeting

October 17, 2024

Case #: PZFLU2024-00002

Planner: City of Ft. Pierce Planning Department.

Future Land Use Map Amendment

Pulte Single Family Housing, 2721 S. Jenkins Rd., Ft. Pierce.

Comments:

Please work closely with the traffic engineers to ensure ingress and egress designs for this project are realized to allow for efficient and safe movement of vehicles. This portion of roadway is a thoroughfare and with the addition of many proposed projects in the vicinity of this roadway, careful consideration is a must.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.