



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Dennis Murphy
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34981

Project #: PZANN2024-00004: Annexation– Voluntary Application for Annexation
Parcel ID: 2434-601-0062-000-6
Technical Review Committee Comments for December 19, 2024, TRC Meeting

City of Fort Pierce Planning Department

Annexation: Recommend

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.

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.**
- 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: 12.19.24
Property Address: Annexation - 2434-601-0062-000-6

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: 12/12/24



To: Kerry Driver - Planner

FROM: Tracy Telle, Assistant City Engineer *TT*

RE: Trans America Annexation – Oleander Ave. & S. Market Ave.
TRC No. PZANN-2024-00004

DATE: December 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on December 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



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

Florida

Technical Review Committee meeting

December 19, 2024

Case #: PZANN-2024-00004

Planner: City of Ft. Pierce Planning Department.

Annexation

South Market Avenue., Ft. Pierce, (Parcel ID 2434-601-0062-000-6)

Comments:

No comments at this time.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN-2024-00004
Annexation - 2434-601-0062-000-6 (6 S Market Ave)

Comments

W/WW Engineering: [Approved.](#)

Electric Engineering: [This submission is outside of the FPUA electric service ave.](#)

Gas: [Approved.](#)

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.





Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver

😊 Reply ↩ Reply all → Forward 🗄 ⋮

Thu 12/12/2024 2:31 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,

SLCFD has no comments for this portion of the project.

Respectfully,

Jesse Almand~736

Lieutenant, Fire Plans Examiner/Investigator

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385



BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
 - a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

 - b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

 - c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.