



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Jarrold Stern
Giangrande Engineering & Planning
710 SE Ocean Blvd.
Stuart, FL 34994

Subject: Annexation (PZANN2025-00002)

1903 S. 37th Street

Technical Review Committee comments **for June 26, 2025, TRC Meeting**

City of Fort Pierce Planning Department

1. The Planning Department has no objections to the annexation as the approval of the annexation will reduce the existing enclave.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Kerry Driver – Senior Planner

FROM : Selena Griffett, P.E.

THRU : Mark Zrallack, P.E. – City Engineer *MZ*

**RE : Annexation
1903 S 37th Street Parcel 2417-331-0001-000-0
PZANN2025-00002**

DATE : June 16, 2025

This is to advise you that we have completed the review of the following documents as received by this office on June 5, 2025:

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

Based on our reviews and appropriate site final inspection, we

- | | | |
|-----------------------------------------------|-------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR Approval | <input checked="" type="checkbox"/> Annexation |

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



Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver

😊 Reply all Forward 📧 📎 📅 ...

Mon 6/16/2025 2:44 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.

SLCFD has no comments for this review.

Respectfully,

Jesse Almand 736

Lieutenant, Development/Site Planning Review

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





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

Florida

Technical Review Committee meeting

June 26, 2025

Case #: PZANN2025-00002

Planner: City of Ft. Pierce Planning Department.

Annexation.

1903 South 37th St, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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.

FLU COMPARISON -

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	0.63	27,442.8

FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	68,607.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	9	1.0	27,442.8 SQ.FT

INCREASE / (DECREASE)

9

(41,164.2) SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions