



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

To: Sebastian Reina  
Keith Team

From: Kerry C. Driver, Senior Planner

Re: **Project#: PZANN2025-00004** – Voluntary Annexation  
Sea Pines Village  
Parcel IDs: 2434-501-0004-000-5

**Meeting Date: Technical Review Committee Thursday, August 21, 2025**

**City of Fort Pierce Planning Department**

1. COFP Planning Department has no objection to the annexation



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Kerry Driver, Senior Planner**

**FROM : Mark Zrallack, P.E., City Engineer** 

**RE : Goose Development Annexation – PID No. 2434-501-0004-000-5  
TRC Project No. PZANN2025-00004**

**DATE : August 12, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on August 12, 2025:

- |                                                               |                                                           |
|---------------------------------------------------------------|-----------------------------------------------------------|
| <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

**August 21, 2025**

Case #: PZANN2025-00004

Planner: City of Ft. Pierce Planning Department.

Annexation

South US-1, east side, just south of St. James Blvd., Ft. Pierce (Goose Development).

### **Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN2025-00004

**Annexation - Sea Pine Villages - S US Hwy 1**

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

Electric Engineering: [FPUA Electric & Gas Engineering has reviewed the application. \*\*Approved.\*\*](#)

Gas: [Approved.](#)

FPUAnet Fiber: [Approved.](#)



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.



JA

Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver; Planning Department

😊 Reply all Forward 📧 📁 🗄️ ⋮

Mon 8/18/2025 1:41 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 review.

Respectfully,

**Jesse Almand 736**

**Captain, Development/Site Planning Review**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





---

**Re: Technical Review Committee cmmnts**

---

**From** Sebastian Reina <sreina@keithteam.com>

**Date** Fri 9/26/2025 11:04 AM

**To** Kerry Driver <kdriver@cityoffortpierce.com>; Kevin Freeman <kfreeman@cityoffortpierce.com>; Christopher Suneson <csuneson@cityoffortpierce.com>

**Cc** 'Grant Garvey' <grantsgarvey@gmail.com>; Kermit White <kwhite@principledd.com>; Jorge Valle-Pellot <jvalle@keithteam.com>; James Kahn <JKahn@keithteam.com>

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 morning Kerry,

Hope you have been having a great week!

Thank you very much for the virtual meeting we had on 9/11/2025. After some thought on the matter and taking the board's concerns into consideration, we believe the best way forward on the annexation is to have the parcel **continue to have a commercial future land use and zoning**. Please see the table below on the requested land use designations based on surrounding properties and like-for-like intensity:

	<b>St Lucie County (Current)</b>	<b>Ft Pierce (Proposed)</b>
<b>Future Land Use</b>	Commercial (COM)	General Commercial (GC)
<b>Zoning</b>	Commercial General (CG)	General Commercial (C-3)

We believe we can better address the concerns of the board and council during the PD rezoning process (with a concurrent future land use change).

Please place us on the next P&Z meeting for this annexation. I will prepare and send you a PowerPoint presentation on the item next week. If you have any questions or concerns, please contact me via email or phone.

Thank you,

**Sebastian Reina**

Planning Analyst

Office: 954.788.3400

Email: [sreina@keithteam.com](mailto:sreina@keithteam.com)

[www.KEITHteam.com](http://www.KEITHteam.com)

---

**From:** Kerry Driver <kdriver@cityoffortpierce.com>

**Sent:** Tuesday, September 9, 2025 2:14 PM

**To:** Sebastian Reina <sreina@keithteam.com>

**Subject:** Re: Technical Review Committee cmmnts

Sebastian,

Please add Kev Freeman (kfreeman@cityoffortpierce.com) and Chris Suneson (csuneson@cityoffortpierce.com) to the meeting link for Thursday.

Thank you

*Kerry*

**Kerry C. Driver | Senior Planner | City of Fort Pierce**

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

---

**From:** Sebastian Reina <sreina@keithteam.com>  
**Sent:** Tuesday, September 9, 2025 10:55 AM  
**To:** Kerry Driver <kdriver@cityoffortpierce.com>  
**Subject:** Re: Technical Review Committee cmmnts

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 morning Kerry,

Per the P&Z meeting yesterday, I would like to request a meeting with you to resolve the future land use and zoning issue the board members had on the annexation item. Would you be able to do Thursday morning? Let me know at what time and I can schedule a virtual teams meeting.

Thank you,

**Sebastian Reina**  
Planning Analyst  
Office: 954.788.3400  
Email: [sreina@keithteam.com](mailto:sreina@keithteam.com)  
[www.KEITHteam.com](http://www.KEITHteam.com)

---

**From:** Kerry Driver <kdriver@cityoffortpierce.com>  
**Sent:** Friday, September 5, 2025 5:24 PM  
**To:** Sebastian Reina <sreina@keithteam.com>  
**Subject:** Re: Technical Review Committee cmments

It isn't required and too late for the Planning Board however, should you choose to create a PP for City Commission, when scheduled, please let me know as there will be a deadline for submission.

*Kerry*

**Kerry C. Driver | Senior Planner | City of Fort Pierce**

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

---

**From:** Sebastian Reina <sreina@keithteam.com>  
**Sent:** Friday, September 5, 2025 4:08 PM  
**To:** Kerry Driver <kdriver@cityoffortpierce.com>  
**Subject:** Re: Technical Review Committee cmments

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 Kerry,

No problem! Would you suggest we prepare a presentation on this item for the meeting? Please let me know.

Thank you,

**Sebastian Reina**  
Planning Analyst  
Office: 954.788.3400  
Email: [sreina@keithteam.com](mailto:sreina@keithteam.com)  
[www.KEITHteam.com](http://www.KEITHteam.com)

---

**From:** Kerry Driver <kdriver@cityoffortpierce.com>  
**Sent:** Friday, September 5, 2025 12:18 PM  
**To:** Sebastian Reina <sreina@keithteam.com>  
**Cc:** James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>  
**Subject:** Re: Technical Review Committee cmments

Hi Sebastian,

My apologies as I forgot to update the portal with the Planning Board information.

Yes, your annexation is scheduled for this coming Monday, September 8<sup>th</sup> meeting, which is start at 2p. Please see portal for details.

*Kerry*

**Kerry C. Driver | Senior Planner | City of Fort Pierce**

Planning Department

Phone: 772.467.3739 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

---

**From:** Sebastian Reina <sreina@keithteam.com>  
**Sent:** Friday, September 5, 2025 10:55 AM  
**To:** Kerry Driver <kdriver@cityoffortpierce.com>  
**Cc:** James Kahn <JKahn@keithteam.com>; Kermit White <kwhite@principledd.com>; Kelly Cranford <kcranford@keithteam.com>; 'Grant Garvey' <grantsgarvey@gmail.com>  
**Subject:** Re: Technical Review Committee cmments

You don't often get email from sreina@keithteam.com. [Learn why this is important](#)

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 morning Kerry,

Hope you've had a great week!

Quick question, has the planning department scheduled our annexation request to a P&Z meeting yet?  
This is for project PZANN2025-00004.

Thank you,

**Sebastian Reina**

Planning Analyst

Office: 954.788.3400

Email: [sreina@keithteam.com](mailto:sreina@keithteam.com)

[www.KEITHteam.com](http://www.KEITHteam.com)

---

**From:** noreply@eplmail.tylerapp.com <noreply@eplmail.tylerapp.com>

**Sent:** Wednesday, August 20, 2025 3:45 PM

**To:** Sebastian Reina <sreina@keithteam.com>; Kelly Cranford <kcranford@keithteam.com>;  
kwhite@principledd.com <kwhite@principledd.com>; James Kahn <JKahn@keithteam.com>

**Cc:** kdriver@cityoffortpierce.com <kdriver@cityoffortpierce.com>

**Subject:** Technical Review Committee cmments

Hello,

Attached are the compiled technical review committee comments for your project. Please review the comments. As a reminder, your technical review committee meeting is scheduled for tomorrow. Invite information should have been provided. If not, please let me know.

I look forward to meeting you and working on getting your project approved.

Kerry

This is a no-reply e-mail address. To contact us, please send an e-mail to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com)