



Mr. Tony Acerra  
302 SW Kane Avenue  
Port Saint Lucie, FL 34953

**Subject: PZANN2025-00008, Alberti Property Annexation**  
**Parcel ID: 2413-501-0155-000-3**  
**Technical Review Committee Comments for December 18, 2025, TRC Meeting**

**City of Fort Pierce Planning Department**

The following comments are based on City of Fort Pierce Land Development Code and the applicant supplied documents for the above-referenced project. For particular questions regarding these comments, please contact Chris Suneson, Assistant Planning Director, at [csuneson@cityoffortpierces.com](mailto:csuneson@cityoffortpierces.com)

**A. Statutory Eligibility**

1. This is a voluntary annexation governed by Florida Statute 171.044.
2. The area to be annexed is one parcel of land containing 0.19 acres and is considered reasonably compact.
3. The subject parcel is not contiguous to the southernmost portion of the municipal boundary as it exists now. Parcel 2413-501-0154-000-6 (Petition PZANN2025-00006) must be annexed in order for the subject parcel to be contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Drive / State Highway A1A.
4. Annexation of the subject parcel will not create an enclave.

**B. Future Lane Use / Zoning**

1. The subject parcel is currently classified with a County Future Land Use of Residential Suburban, 2 du/ac (RS).
2. The subject parcel is currently zoned as Hutchinson Island Residential District (HIRD).
3. Staff will be recommending the subject parcel be placed in the Residential Low (RL) Future Land Use category and be zoned as Single-Family Low Density (R-1).

**C. Consistency with Comprehensive Plan Annexation Policy**

1. Public services can be provided at equal to or better levels than current providers. Annexing the subject parcel into the City will enable it to be serviced by sanitary sewer.
2. Public services can be provided at adopted levels of service.
3. Annexation of the subject parcel would not eliminate or create an unincorporated island.
4. Annexation of the subject parcel would not eliminate or create irregularities in the City's boundaries.

**D. Services**

1. By annexing into the City, the subject parcel must be connected to FPUA utilities.
2. By annexing into the City, the subject parcel will not be allowed to construct a septic system for sanitary sewer service.



THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

Florida



**TO : Christopher Suneson, Planner**

**FROM: Tanner Retherford, P.E., Project Engineer**

**Thru: Mark Zrallack, P.E. – City Engineer**

**RE : Annexation – Parcel No. 2413-501-0155-000-3  
 Blk 10 - Lot 11 - PZANN2025-00008**

**DATE : December 3<sup>rd</sup>, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on November 24, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexations   | <input type="checkbox"/> Future Land Use Designation                             |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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 inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend w/ Conditions | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Annexation Approval     | <input type="checkbox"/> DPCR 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 conditions of approval

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Miscellaneous\Annexations\Surfside Harbor\Block 10 - Lot 11\Annexations Approval - 120325.docx

**CONDITIONS OF APPROVAL:**

1. Approval conditioned on no on-site septic permitted in accordance with City of Fort Pierce Code of Ordinances Section 36-87.



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: PZANN2025-00008

### S Ocean Dr-Annexation (Lot 3)

W/WW Engineering: Water is available to the parcel.

Sewer availability would be contingent upon the completion of construction of the required force main extension, payment of the applicable fees and charges.

To clarify for the record, there is no MSBU in place with FPUA.

Should you have any questions please contact Lugey Dawson at 772 466-1600 ext. 3428.

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: N/A

FPUAnet Fiber: N/A



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.





## Technical Review Committee meeting

**December 18, 2025**

Case #: PZANN2025-00008

Planner: City of Ft. Pierce Planning Department.

Annexation

South Ocean Dr., approx. 1600 ft south of Blue Heron Blvd., Ft. Pierce. (Alberti property)

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

**From:** [Jesse Almand](#)  
**To:** [Kerry Driver](#); [Planning Department](#)  
**Subject:** PZANN2025-00008 John Alberti  
**Date:** Monday, December 8, 2025 12:29:58 PM  
**Attachments:** [Outlook-4jzsswo3.png](#)

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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



**From:** [Grant M. Chambers](#)  
**To:** [Planning Department](#)  
**Cc:** [Daniel Zrallack](#); [Kerry Driver](#)  
**Subject:** TRC  
**Date:** Wednesday, December 17, 2025 8:28:10 AM  
**Attachments:** [image001.png](#)  
[2025-12-17 John Carrol High School SP Amendment Comments.docx](#)

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Good morning,

Please see attached comments for the John Carrol project. The County's Engineering division does not have any comments on the other agenda items.

Thank you,

**Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.