

**Rocla Concrete Tie, Inc. Project**  
**marc meyers** to: Robert Bradshaw  
Cc: paadmin, Eddie Becht

07/14/2015 04:04 PM

Gentlemen:

Per the attached unofficial minutes of the July 6, 2015, City Commission Meeting, it was stated that the new Rocla project will be a \$10,000,000.00 facility. Two screen shots of Rocla's Power Point presentation indicating their \$10 million construction value are also provided.

Per the attached building permit applications:	1) Site Work	\$300,000.00
	2) Office Building	\$350,000.00
	3) Main Manufacturing Building	\$1,400,000.00
	<hr/>	
	TOTAL	\$2,050,000.00

Perhaps they have \$8,000,000.00 in equipment inside the building? I will need that number prior to issuing a building permit, since our permit fees are based on valuation.



Rocla Documents.pdf

Respectfully,

Marc Meyers, CBO,CFM  
Building Official  
City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954  
772-467-3187  
mmeyers@city-ftpierce.com

**City Commission Regular Meeting**

**Monday, July 6, 2015 - 6:30 p.m.**

**City Hall**

**City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida**

Agenda Item

10c. PUBLIC HEARINGS

Item 6.

Approve with conditions a final development plan (PD - Planned Development) submitted by the property owner, FEC RR, applicant, Rocla Concrete Tie, Inc., and representative Stephan Matthes of Culpepper & Terpening, Inc. for the development of an industrial concrete railroad tie manufacturing plant.

@ 44:32mins

Steph Matthes - presentation of Rocla Concrete Tie, Inc.

*Rocla PowerPoint Titled, "THE PROJECT WILL PROVIDE:"*

*"The project will provide 42 permanent jobs, 57 construction jobs for six months; it is a ten million dollar construction value. The total estimated taxes annually are \$250,000. The City's cut of that is \$65,000 and they're also paying into the City Stormwater Fund, to the tune of 3,000 more dollars."*

@ 52:17mins

Steph Matthes - presentation of Rocla Concrete Tie, Inc.

*Rocla PowerPoint Titled, "ECONOMIC SUMMARY:"*

*"I think it's important, once again, to hit the Economic Summary. 42 jobs, 57 construction jobs, ten million dollars, quarter million dollars, \$65,000 annual taxes to the City, average wages \$44,000/year, annual wages gross \$1.8million, 5-year direct economic impact of \$20million."*

@58:08mins

Com Becht

*"I remembered what I had in mind. Did I understand you correctly, that your building plans are already filed with the City?"*

Steph Matthes

*"Yes."*

Com Becht

*"Okay, and just so that there's no confusion later when somebody wants to challenge the value of those improvements, that's a \$10 million dollar construction plan, right?"*

Steph Matthes

*"Yes it is."*

Com Becht

*"So, if it's built per those plans, it'll be a \$10 million dollar facility?"*

Steph Matthes

*"Yes it will."*

Com Becht

*"Okay, alright. Thank you."*



**CITY OF FORT PIERCE, FLORIDA**  
**BUILDING DEPARTMENT**  
**APPLICATION FOR BUILDING PERMIT**  
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 15-1740  
~~FBC 2010~~  
2014

2410-805-0005-000-1 / 2410-811-001-030-1

\*Property Address 600 S 3rd Street \*Date 7/6/15 \*# of plans submitted      \*# of CD's submitted       
Parcel ID#      Phone # ( 726 ) 256-2617 Fax # (      )      -      -       
(Located on your tax bill) Email Address rcroley@roclatie.com Cell # (      )      -      -       
\*Owner Name Rocla / FEC \*Owner Address 1819 Denver West Drive, Suite 450 Lakewood CO, 80401

Type of permit Site Work \*Valuation \$ 300,000  
\*Description of Work Clearing and grubbing, building foundation pad area to be used for storage/staging area to be developed using washed granite, underground utility work including Water/Sewer, drainage, gas  
Architect: EDB Architects Phone ( 772 ) 569-4320 Fax ( 772 ) 569 - 9208 Parking area  
Email Address edbvero@bellsouth.net Driveways  
Engineer: Culpepper & Terpening Phone ( 772 ) 464 - 3537 Fax ( 772 ) 464 - 9497 Loading area  
Email Address smatthes@ct-eng.com

\*CONTRACTOR/APPLICANT INFORMATION: City License #      State License # CGC060473  
Company Name Paul Jacquin & Sons, Inc Qualifier Michael Jacquin  
Address 7348 Commercial Circle City/State Fort Pierce, FL Zip 34951  
Phone # ( 772 ) 465 - 2475 Fax # ( 772 ) 466 - 2806 Cell # (      )      -      -       
Email Address nichole.kraum@pjsi.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be **Required** to accompany this application  
Occupancy      Construction Type      # of Units      # of Stories       
Sq. Ft. Conditioned Space      Total Sq. Ft.     

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)  
 Yes  No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant [Signature]  
State of Florida, County of St. Lucie

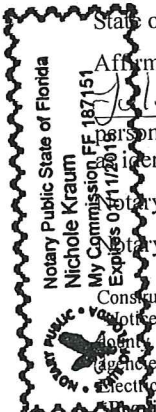
Signature of Property Owner       
State of Florida, County of     

Affirmed to and subscribed before me this 6th day of July, 2015, by Michael Jacquin personally known to me or who has produced identification.

Affirmed to and subscribed before me this      day of     , 20    , by      personally known to me or who has produced as identification.

Notary Signature: [Signature]  
Notary (print name) Nichole Kraum

Notary Signature:       
Notary (print name)     



Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. \*SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY  
FEES: \* See the break Down Fee Sheet \$3000 PF  
Total Fees Due \$      \$900 PL  
\$40 RT 7# 1492  
Remarks       
Reviewed by      Date      Building Official      Date     

RECEIVED  
JUL 06 2015  
Building Department



**CITY OF FORT PIERCE, FLORIDA  
BUILDING DEPARTMENT  
APPLICATION FOR BUILDING PERMIT**  
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 15-1673  
FBC 2010

2410-805-0005-000-1 / 2410-811-001-030-1

\*Property Address 600 S 3rd Street \*Date \_\_\_\_\_ \*# of plans submitted \_\_\_\_\_ \*# of CD's submitted \_\_\_\_\_  
Parcel ID# \_\_\_\_\_ Phone # ( 720 ) 256-2617 Fax # ( \_\_\_\_\_ ) \_\_\_\_\_  
(Located on your tax bill) Email Address rcroley@roclatie.com Cell # ( \_\_\_\_\_ ) \_\_\_\_\_  
\*Owner Name Rocla \*Owner Address 1819 Denver West Drive, Suite 450 Lakewood CO, 80401

Type of permit New Construction Building Permit \*Valuation \$ 1.4 Million  
\*Description of Work 17,000sf Manufacturing facility  
pre engineered metal building with split faced CMU walls to approx 8' high  
Architect: EDB Architects Phone ( 772 ) 569-4320 Fax ( 772 ) 569 - 9208  
Email Address edbvero@bellsouth.net  
Engineer: Culpepper & Terpening Phone ( 772 ) 464 - 3537 Fax ( 772 ) 464 - 9497  
Email Address smatthes@ct-eng.com

\*CONTRACTOR/APPLICANT INFORMATION: City License # \_\_\_\_\_ State License # CGC060473  
Company Name Paul Jacquin & Sons, Inc Qualifier Michael Jacquin  
Address 7348 Commercial Circle City/State Fort Pierce, FL Zip 34951  
Phone # ( 772 ) 465 - 2475 Fax # ( 772 ) 466 - 2806 Cell # ( \_\_\_\_\_ ) \_\_\_\_\_  
Email Address nichole.kraum@pjsi.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy F-2 Construction Type II-B # of Units 1 # of Stories 1  
Sq. Ft. Conditioned Space 0 Total Sq. Ft. 17,000

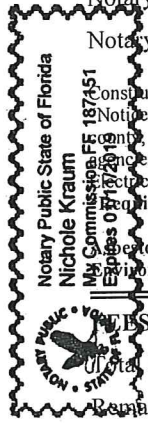
Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)  
 Yes  No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant \_\_\_\_\_  
State of Florida, County of St. Lucie  
Affirmed to and subscribed before me this 29th Day of June, 2015, by Michael Jacquin personally known to me or who has produced as identification.  
Notary Signature: \_\_\_\_\_  
Notary (print name) Nichole Kraum

Signature of Property Owner \_\_\_\_\_  
State of Florida, County of \_\_\_\_\_  
Affirmed to and subscribed before me this \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ personally known to me or who has produced as identification.  
Notary Signature: \_\_\_\_\_  
Notary (print name) \_\_\_\_\_



Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. "SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEES: \* See the break Down Fee Sheet  
Fees Due \$ \_\_\_\_\_  
Remarks \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Building Official \_\_\_\_\_ Date \_\_\_\_\_

OFFICE USE ONLY  
PL 4200- / 4230-  
BT 30-



CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 15-1674
FBC 2010

2410-805-0005-000-1 / 2410-811-001-030-1

\*Property Address 600 S 3rd Street \*Date \*# of plans submitted \*# of CD's submitted
Parcel ID# Phone # (720) 256-2617 Fax #
(Located on your tax bill) Email Address rcroley@roclatie.com Cell #
\*Owner Name Rocla \*Owner Address 1819 Denver West Drive, Suite 450 Lakewood CO, 80401

Type of permit New Construction Building Permit \*Valuation \$ 350,000
Description of Work 2700sf office building adjacent
pre engineered metal building with split faced CMU walls to approx 8' high

Architect: EDB Architects Phone(772 ) 569-4320 Fax (772 ) 569 - 9208
Email Address edbvero@bellsouth.net
Engineer: Culpepper & Terpening Phone( 772 ) 464 - 3537 Fax ( 772 ) 464 - 9497
Email Address smatthes@ct-eng.com

\*CONTRACTOR/APPLICANT INFORMATION: City License # State License # CGC060473
Company Name Paul Jacquin & Sons, Inc Qualifier Michael Jacquin
Address 7348 Commercial Circle City/State Fort Pierce, FL Zip 34951
Phone # ( 772 ) 465 - 2475 Fax # (772 ) 466 - 2806 Cell # ( ) -
Email Address nichole.kraum@pjsi.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy B Business Construction Type V-B # of Units 1 # of Stories 1
Sq. Ft. Conditioned Space 2700 Total Sq. Ft. 2700

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

Yes No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant

Signature of Property Owner

State of Florida, County of St. Lucie

State of Florida, County of

Affirmed to and subscribed before me this 29th Day of

Affirmed to and subscribed before me this

June, 2015, by MICHAEL JACQUIN

20, by

personally known to me or who has produced as identification.

personally known to me or who has produced as identification.

Notary Signature: Nichole Kraum

Notary Signature:

Notary (print name) Nichole Kraum

Notary (print name)



Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEES: \* See the break Down Fee Sheet

Total Fees Due \$

OFFICE USE ONLY
PL 1050-71080-
RT 30-
CH 101200

Remarks
Reviewed by Date Building Official Date



Rocla —

### ECONOMIC SUMMARY:

- 42 permanent/ skilled labor jobs.
- 57 construction jobs (six months).
- \$ 10,000,000 construction value.
- \$ 250,000 estimated annual taxes (total).
- \$ 65,000 estimated annual taxes (city portion).
- \$ 3,000 estimated annual stormwater fees.



## Rocla – Ft. Pierce

### THE PROJECT WILL PROVIDE:

- 42 permanent/ skilled labor jobs.
- 57 construction jobs (six months).
- \$ 10,000,000 construction value.
- \$ 250,000 estimated annual taxes (total).
- \$ 65,000 estimated annual taxes (city portion).
- \$ 3,000 estimated annual stormwater fees.