



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Development Review & Design Review
Crossroads Industrial – Parcel ID 2325-122-0002-000-3**

BOARD DATE: February 16, 2021

STAFF REPORT

Property Owner/Applicant: FLF Crossroads Industrial I LLC
601 Heritage Drive, Suite 227
Jupiter, FL 33458

Representative: Schmidt Nichols
1551 N. Flagler Drive, Suite 102
West Palm Beach, FL 33401

Requested Action: Approval to construct a warehouse development with associated site improvements

Site Location: South of Okeechobee Road, east of the Turnpike and west of I-95

Parcel IDs: 2325-122-0002-000-3

Existing Use: Vacant

Parcel Size: 129.52 Acres

Current Future Land Use: General Commercial (GC)

Current Zoning: Commercial Parkway (CP-1)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	GC	MXD (SLC)	R/C (SLC)	T/U (SLC)
Surrounding Zoning:	CP-1	RM-5 (SLC)	IX (SLC)	I (SLC)

Staff Analysis

Request

In accordance with Code Sections 125-313, and 125-314, the applicant is requesting review and approval of a Development Review (Major Site Plan), and Design Review for a warehouse development with associated site improvements. The current Future Land Use on the property is General Commercial (GC) with a Zoning of Commercial Parkway (CP-1).

Site Plan

The subject site is approximately 129.52 acres of vacant land. The applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Ten-Mile Creek flows through the site and the site plan calls for preserving approximately 47.75 acres in its natural state as a South Florida Water Management District Conservation Easement. Additionally, the applicant has agreed to maintain the Airborne Mountain Bike Club use of the conservation easement for its bike trails as a Conditional of Approval.

The lighting for the property will be compliant with City Code 125-315(j)(1)(a) that stipulates that parking lot lighting shall be provided at a minimum average of two (2) foot-candles. The Lighting Plan or Photometric survey will be reviewed as part of the Building Permit process. The required parking for the site based on the warehouse use calculation pursuant to City Code 125-315(d)(3)(a) is 1 space per 600 square feet of gross floor area. Based on the proposed buildout of 1,133,000 square feet, the site would need to provide 1,888 parking spaces. Due to the constraints of the site because of the conservation easement and industry parking standards for other like uses, the site plan only provides 434 spaces for the one (1) building site plan and 536 spaces for the two (2) building site plan.

Pursuant to City Code, the applicant has submitted to the City a parking study that demonstrates a reduction in the parking requirement. The Planning Department is in support of the decrease in parking on the basis that the use will not generate retail customer traffic and the parking areas will mainly be used for employees. The reduction in parking also reduces the impact that impervious services will have on the surrounding environment and provide more green and open space on the site.

Landscaping

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 587 trees, which will feature the Red Maple, East Palatka Holly, Crape Myrtle, Brown Beauty Magnolia, South Florida Slash Pine, American Sycamore, Southern Live Oak, Bald Cypress, and Tulip Tree
- 96 palm trees, which will feature the Sabal Palm
- 3,295 shrubs
- Tree Mitigation will not be required on-site as the applicant will be preserving approximately 47.75 acres as part of the South Florida Management District Conservation Easement.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the warehouse complex is consistent with the built environment as most of the uses that surround the site are warehouse or distribution centers. The proposed building elevation is articulated with varying roof heights and accents. The applicant has also agreed to provide up lighting for the outside of the building that will provide a unique visual que that can be seen from Interstate 95 and the Turnpike.

Traffic Analysis

According to the Traffic Report provided by the applicant, the current annual average daily traffic (AADT) is 2,275 trips. This also includes 244 AM peak hour trips and 247 PM peak hour trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site. St. Lucie County is requiring the applicant to submit an updated traffic study after 6 months in operation to ensure that the roadway network operates at an acceptable level of service.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Development Review, and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

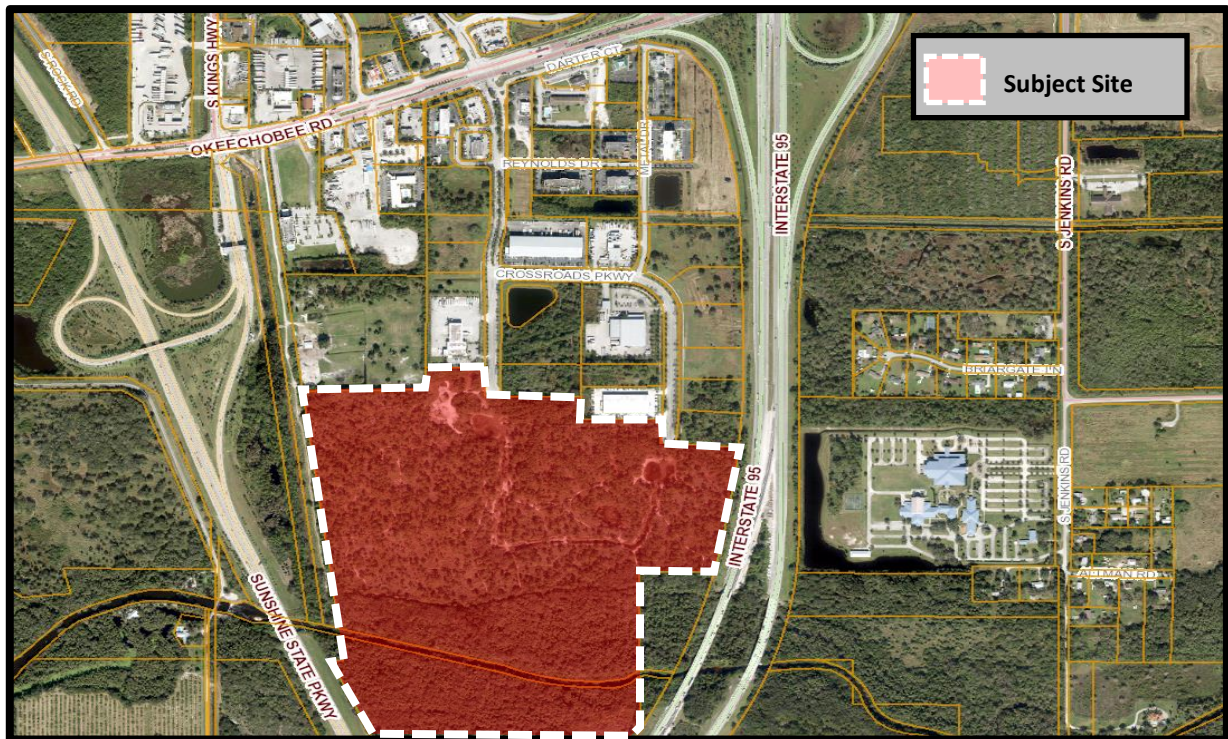
Planning Board

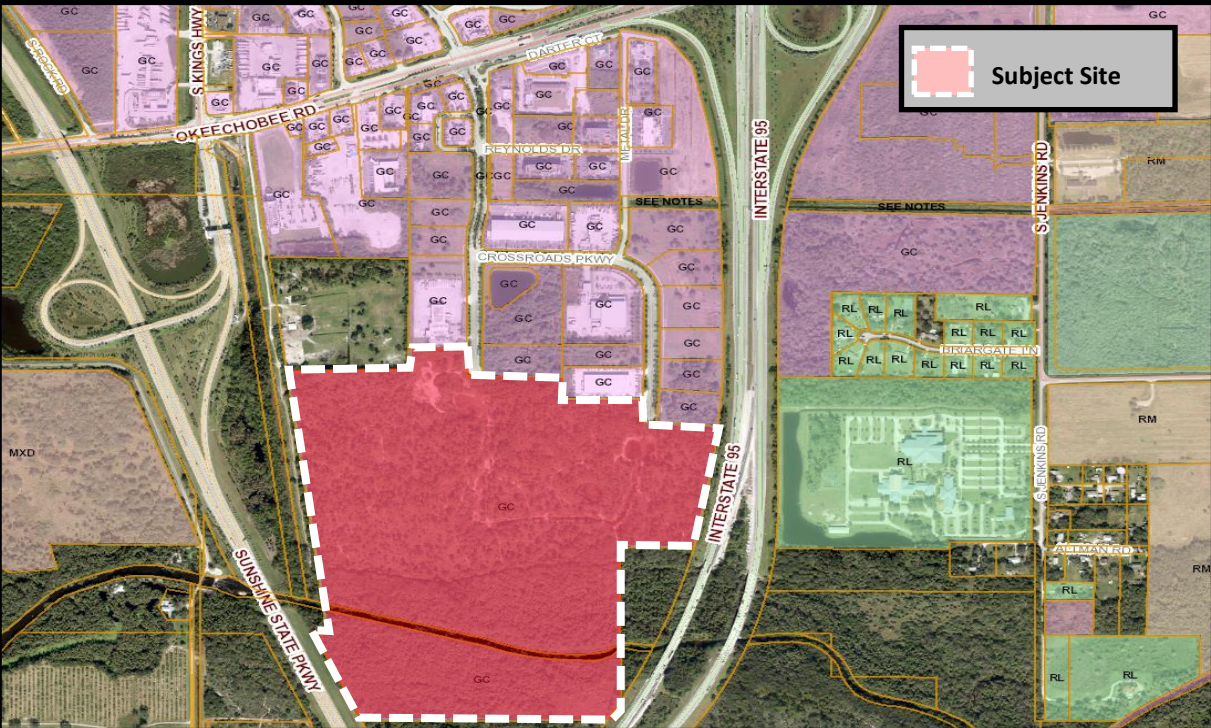
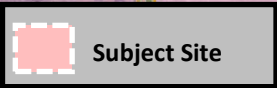
The Planning Board will review the project at their meeting on February 9, 2021. An update on their decision will be given to the City Commission at the Public Hearing.

Staff Recommendation

The requested Application Development Review, and Design Review meets the criteria specified in Section 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review subject to three (3) conditions:

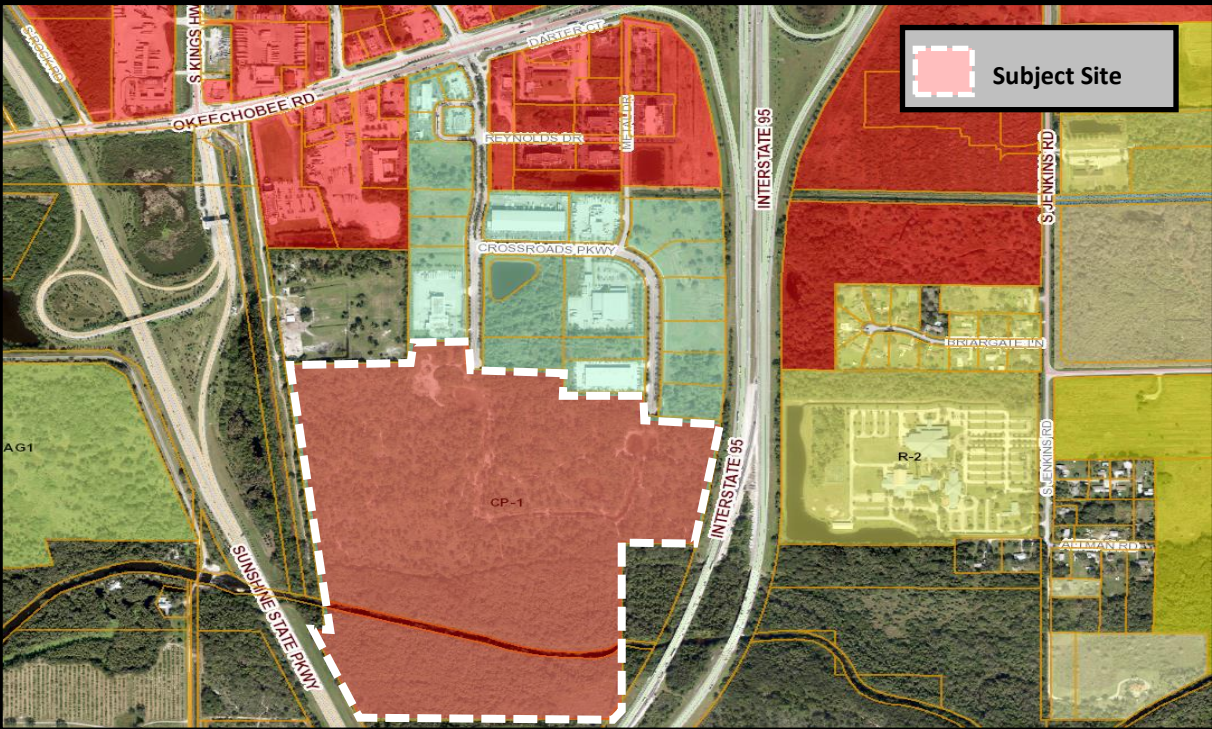
1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north façade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6) months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.





Development & Design Review Crossroads Industrial Future Land Use Map





Development & Design Review
Crossroads Industrial
Zoning Map





November 19, 2020

Josh Nichols & Christen Hutton – Schmidt Nichols
1551 N. Flagler Drive, Suite 102
West Palm Beach, FL 33401

SUBJECT: Crossroads Industrial – 2325-122-0002-000-3
TECHNICAL REVIEW PROJECT: # 20-07000018

Fort Pierce Planning:

1. A Landscape Bond pursuant to City Code 123-6 shall be submitted at the time of the Certificate of Occupancy for the building. This also includes all common area landscaping.
2. The back of the Development Review application needs to be filled out.
3. Provide a detailed site plan to scale that contains parking dimensions, building setbacks, lake setbacks from right-of-way, drive aisle widths, signage, and striping locations.
4. Along with the Tree Survey, provide a document that lists all the trees that will require mitigation pursuant to City Code 123-66. Also list the DBH for each tree that will require mitigation. If it is found that there are no trees that will require mitigation, then provide a letter from a Florida Registered Landscape Architect that certifies this.
5. On the aerial that was provided that has the structure and two lakes, add the lake in the rear of the property as shown on the site plan so there is a complete visual of the fully developed property.
6. Provide a colored rendering of the landscape plan so that it may be added to the presentation to the Planning Board & City Commission. This can be of the overall site.
7. Are there any plans to add LED lighting to the outside of the building so that the building can be illuminated at night? This is something that staff would suggest being incorporated into the design. See TAMCO at Tradition in Port St. Lucie for an example. This is a similar project that is also located along the I-95 corridor.
8. Bicycle parking shall be provided pursuant to City Code 125-315 (f)(1)(A)
9. Add water features to the two lakes at the front of the development to help create a visual entrance feature to the development. The water features will also help the water to not remain stagnant, thus improving the overall health of the lake, surrounding vegetation, and nearby wildlife. Consider also adding a water feature to the rear lake as well.

10. The City would like to discuss the possibility of having the conservation easement dedicated to the City for the use of park space. Currently the Airborne Mountain Bike Club uses the trails in the conservation easement for their club and they have been using them for over 20 years. The conservation easement is noted as 47.75 acres according to the overall site plan document. A dedication would also further help to satisfy any required tree mitigation requirements.
11. It is noted that the Traffic Study and Methodology is currently being reviewed by SLC's third party reviewer. Additional comments may be forthcoming based on the result of those reviews.

Please provide a written response to all TRC comments and provide a complete electronic submittal of materials along with three hard copies. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brandon C. Creagan', with a stylized flourish at the end.

Brandon C. Creagan, MCRP, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

JRA

**RE : Crossroads Industrial Site Plan
TRC No. 20-07000018**

DATE : January 12, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 12, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <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 final inspection, we

Recommend Do Not Recommend

Site Plan Approval Building Permit 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

1. **ADVISORY COMMENT:** Prior to any clearing activities, the applicant shall submit a gopher tortoise relocation plan which mitigates development impacts to the existing nests located within the limits of development.
2. **ADVISORY COMMENT:** The final drainage plan will be required to compensate for the conveyance of any off-site drainage flows currently routed through the site from the north.

JRA/TST/tst

TST



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Crossroads Industrial Site Plan
TRC No. 20-07000018

JRA

DATE : November 18, 2020

This is to advise you that we have completed the review of the following documents as received by this office on November 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <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 final inspection, we

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

1. The site plan was prepared at a scale of 1" = 150' and was void of detailed information such as parking stall lengths and widths, drive aisle widths, signing and striping, lake setbacks from public rights-of-way, etc. Please submit a site plan drawn to a scale which would allow provisions for specific design information.
2. The conceptual drainage plan reflects different lake sizes and locations from what is shown on the site plan; please revise the plans accordingly so the two plans have the same base layout.
3. The drainage plan indicates a dry detention area proposed to be located adjacent to the eastern Crossroads Parkway; please relocate this detention area to comply with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retention/detention system and comply with the specifications noted in Section 1190(c)(2).
4. **ADVISORY COMMENT:** Prior to any clearing activities, the applicant shall submit a gopher tortoise relocation plan which mitigates development impacts to the existing nests located within the limits of development.
5. **ADVISORY COMMENT:** The final drainage plan will be required to compensate for the conveyance of any off-site drainage flows currently routed through the site from the north.

JRA/TST/tst

TST



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 11.19.20
Property Address: Site Plan - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

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 submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: 11/17/2020



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

Florida

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000018

Planner: Brandon Creagan

Development and Design Review

Crossroads Parkway, Ft. Pierce (Crossroads Industrial)

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

November 17, 2020

PROJECT: Crossroads Industrial 1
REF: TRC App. #20-07000018
TO: Brandon Creagan
FROM: Grant Chambers

The following comments are offered based on plans stamped 8/3/20.

1. The methodology and traffic report are being sent out for review by an outside consultant at the cost of the applicant. Comments on the methodology and traffic report will be provided to the applicant separately.
2. Additional comments may be provided after the review of the traffic report.
3. For discussion regarding these comments, please contact David Hays at 772-462-1491 or haysd@stluceico.org.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

REVIEW DATE: September 4, 2020, 11/10/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Chief Paul Langel, Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



- 4. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
- 5. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
- 6. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
- 7. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 8. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**
- 9. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-07000018

Development Review & Design Review - Crossroads Industrial - Parcel ID: 2325-122-0002-000-3

Comments

FPUA W/WW Engineering: Please continue to work with your FPUA project representative to finalize the utility design for your project. After addressing the attached utility plan comments, please submit 3 complete sets of utility construction plans along with a completed plan review and commercial service application to FPUA's Water/Wastewater Engineering Department for review. FPUA's Developer Responsibilities is attached which will walk you through the steps from submittal to closeout along with our capital improvement charges resolution for your use. For more information, please call 772-466-1660 ext. 3428

FPUA Electric & Gas Engineering: Approved. Electric service is available for the proposed commercial development. Please provide electric load information for the propose structure /new service and AutoCAD drawing. Customer will be responsible for the transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957



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.

www.fpua.com



THOMAS C. VOKOUN, P.L.L.C. FLORIDA CERTIFICATION NO. 4382

12-9-91 ADD SEWER DISTANCES ADD SAN. SEWER RECORD INFORMATION WATER RECORD RECORD INFORMATION 1-21-92 2-4-92 LATERALS 1180.00'

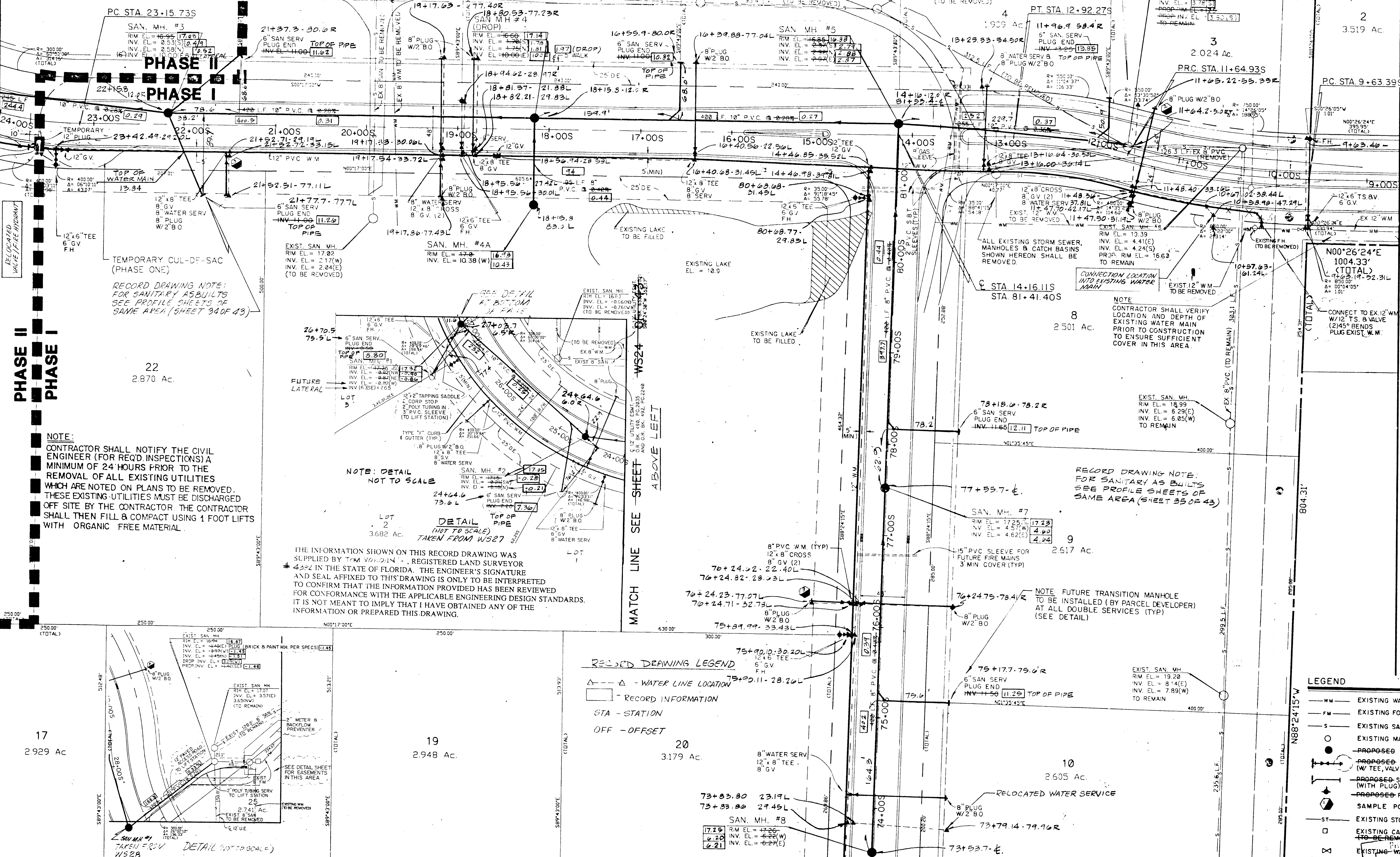
MATCH LINE SEE SHEET WS23 OF 43

NOTE: BY-PASS PUMPING OR AN APPROVED METHOD OF MAINTAINING SAN SEWER SERVICE AT ALL TIMES DURING THE CONSTRUCTION OF THE NEW SEWER SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

SCALE: 1" = 50'

RIGHT BELOW MATCH LINE SEE SHEET WS27 OF 43

MATCH LINE SEE SHEET WS21 OF 43



PHASE II PHASE I

RECORD DRAWING NOTE: FOR SANITARY AS BUILTS SEE PROFILE SHEETS OF SAME AREA (SHEET 24 OF 43)

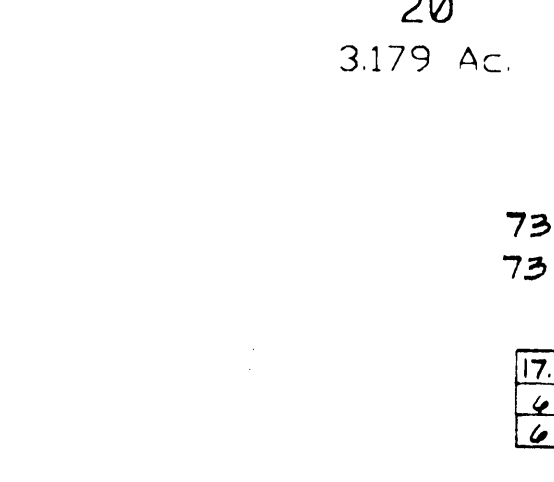
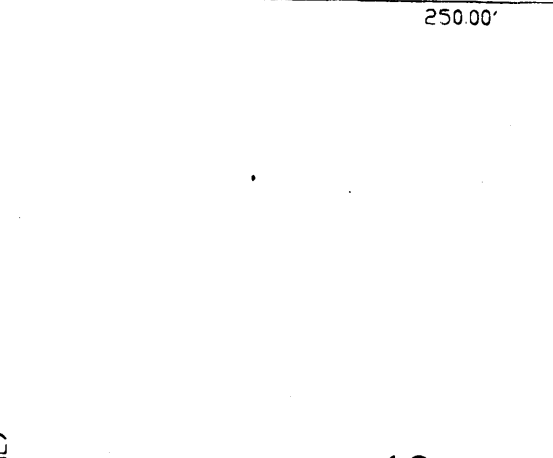
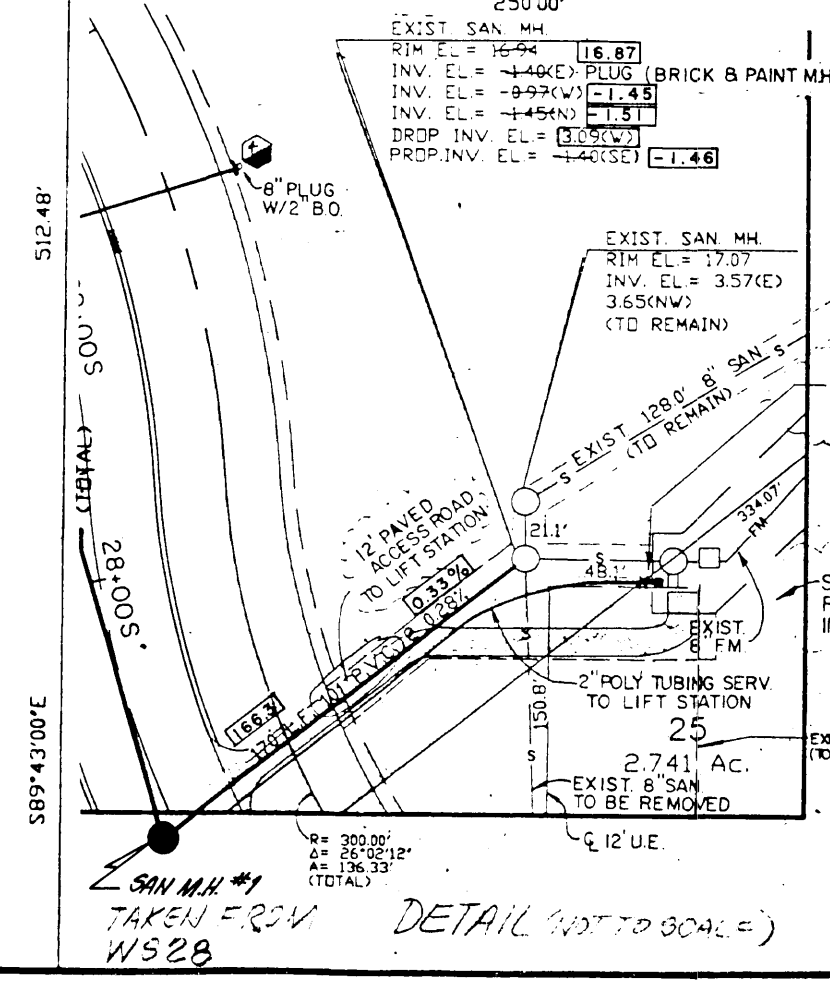
NOTE: CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER (FOR REQ'D INSPECTIONS) A MINIMUM OF 24 HOURS PRIOR TO THE REMOVAL OF ALL EXISTING UTILITIES WHICH ARE NOTED ON PLANS TO BE REMOVED. THESE EXISTING UTILITIES MUST BE DISCHARGED OFF SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL THEN FILL & COMPACT USING 1 FOOT LIFTS WITH ORGANIC FREE MATERIAL.

NOTE: DETAIL NOT TO SCALE

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY T.M. VOKOUN, REGISTERED LAND SURVEYOR 4382 IN THE STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS. IT IS NOT MEANT TO IMPLY THAT I HAVE OBTAINED ANY OF THE INFORMATION OR PREPARED THIS DRAWING.

RECORD DRAWING LEGEND: ---A---A--- WATER LINE LOCATION, [] RECORD INFORMATION, STA - STATION, OFF - OFFSET

LEGEND: WM - EXISTING WATER MAIN, FM - EXISTING FORCE MAIN, S - EXISTING SANITARY SEWER, O - EXISTING MANHOLE, [] - PROPOSED MANHOLE, [] - PROPOSED WATER SERVICE (W TEE, VALVE, PLUG & BLOW OFF), [] - PROPOSED SANITARY SERVICE (WITH PLUG), [] - PROPOSED FIRE HYDRANT, [] - SAMPLE POINT, ST - EXISTING STORM SEWER, [] - EXISTING CATCH BASIN (TO BE REMOVED), [] - EXISTING WATER VALVE



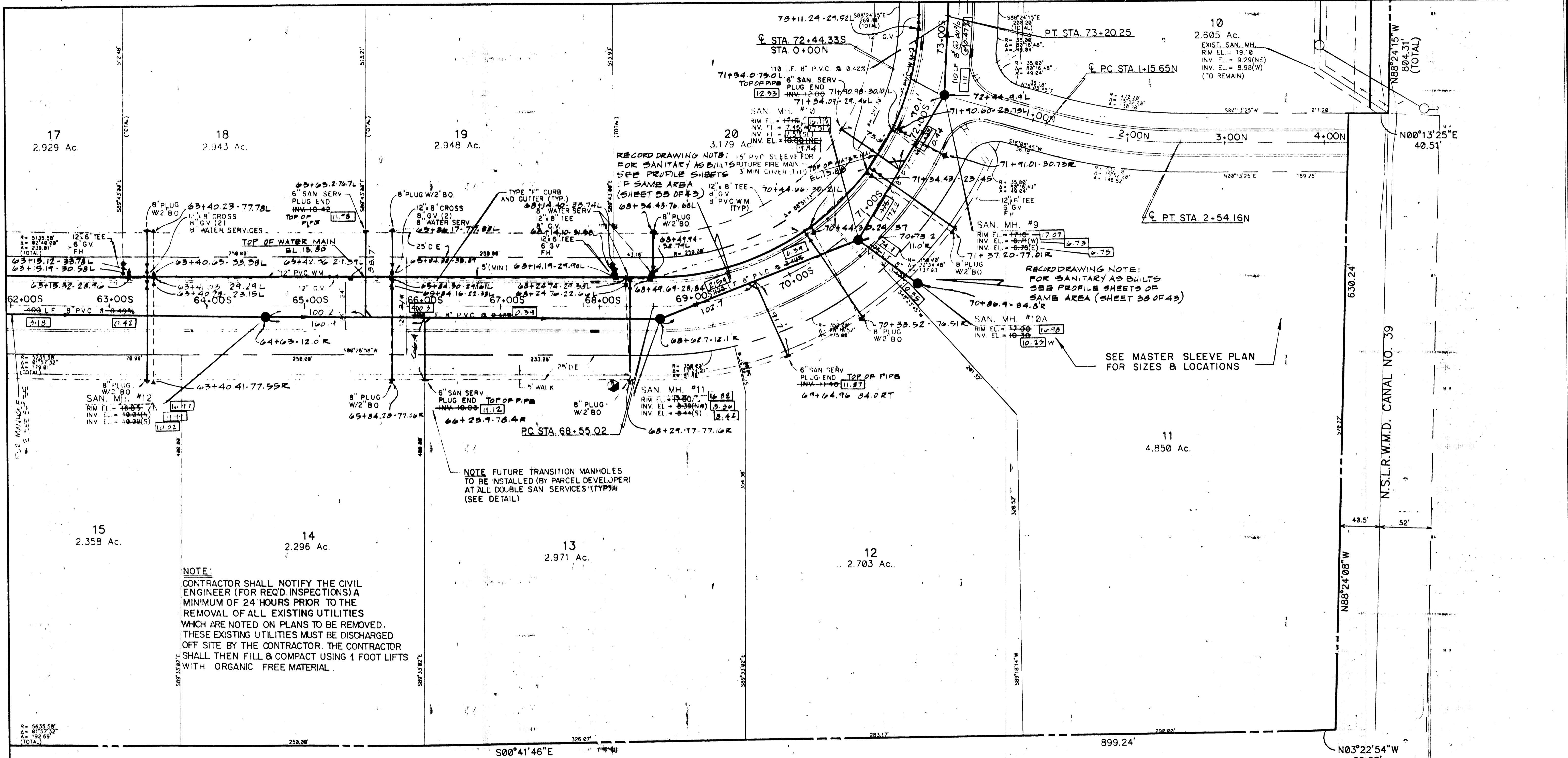
MATCH LINE SEE SHEET WS25 OF 43

RECORD DRAWING

SHEET WS 24 OF 43

Professional Engineer information for Darby and Way, Inc. including name, title, date, and project details: CROSSROADS PARK OF COMMERCE, SANITARY SEWER & WATER DISTRIBUTION PLAN.

MATCH LINE SEE SHEET WS26 OF 43



NOTE:
 CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER (FOR REQ'D. INSPECTIONS) A MINIMUM OF 24 HOURS PRIOR TO THE REMOVAL OF ALL EXISTING UTILITIES WHICH ARE NOTED ON PLANS TO BE REMOVED. THESE EXISTING UTILITIES MUST BE DISCHARGED OFF SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL THEN FILL & COMPACT USING 1 FOOT LIFTS WITH ORGANIC FREE MATERIAL.

NOTE FUTURE TRANSITION MANHOLES TO BE INSTALLED BY PARCEL DEVELOPER AT ALL DOUBLE SAN SERVICES (TYP) (SEE DETAIL)

RECORD DRAWING NOTE:
 FOR SANITARY AS BUILT SEE PROFILE SHEETS OF SAME AREA (SHEET 28 OF 43)

RECORD DRAWING NOTE:
 FOR SANITARY AS BUILT SEE PROFILE SHEETS OF SAME AREA (SHEET 28 OF 43)

SEE MASTER SLEEVE PLAN FOR SIZES & LOCATIONS

LEGEND

- WM — EXISTING WATER MAIN
- FM — EXISTING FORCE MAIN
- S — EXISTING SANITARY SEWER
- — EXISTING MANHOLE
- — PROPOSED MANHOLE
- T — PROPOSED WATER SERVICE (WITH TEE, VALVE, PLUG & BLOW-OFF)
- P — PROPOSED SANITARY SERVICE (WITH PLUG)
- F — PROPOSED FIRE HYDRANT
- ◆ — SAMPLE POINT
- ST — EXISTING STORM SEWER
- — EXISTING CATCH BASIN (TO BE REMOVED)
- ⊗ — EXISTING WATER VALVE

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY THOMAS VOKOUN, REGISTERED LAND SURVEYOR #4302 IN THE STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS. IT IS NOT MEANT TO IMPLY THAT I HAVE OBTAINED ANY OF THE INFORMATION OR PREPARED THIS DRAWING.

(NORTH BOUND) INTERSTATE 95

12-9-91	ADD SANITARY SEWER "RECORD" INFORMATION
1-7-92	ADD "L" "RECORD" INFORMATION
1-21-92	" " " " " " " "
2-4-92	LATERALS - 3-23-92 ADD SEWER DISTANCES
3-23-92	ADD M.H. STA.'S

CERTIFICATION AS TO RECORD DRAWING FIELD LOCATION AND ELEVATION INFORMATION.
 THOMAS C. VOKOUN, P.L.S.
 FLORIDA CERTIFICATION NO. 4392

RECORD DRAWING

SHEET WS25 OF 43

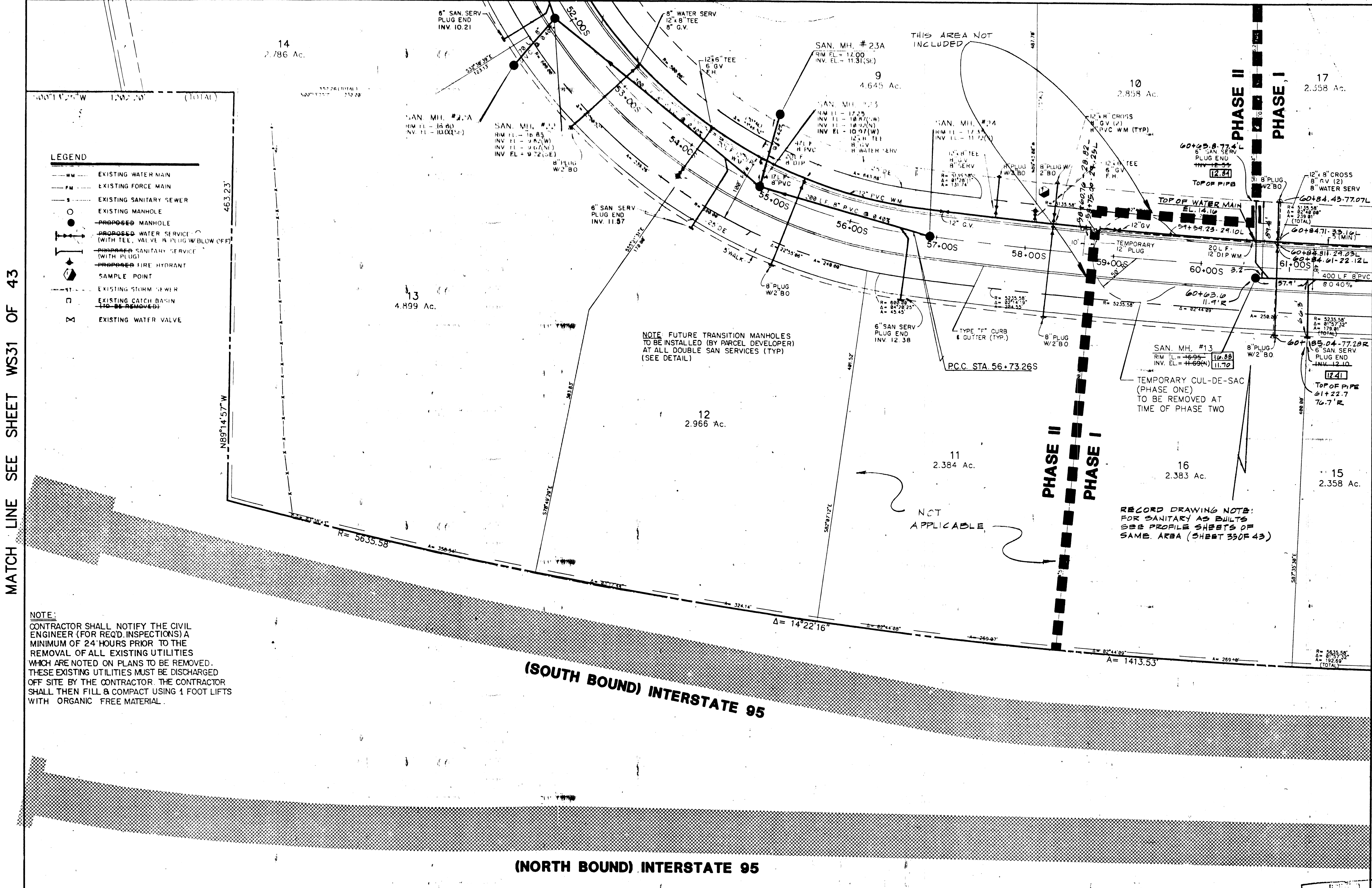
BY: CADD DATE: 10-16-90
 DRAWN BY: CADD
 CHECKED BY: PHH
 APPROVED BY: [Signature]
 FIELD BOOK: [Blank]
 REVISIONS: [Blank]
 SCALE: 1" = 50'
 DATE: 10-16-90
 DRAWN BY: CADD
 CHECKED BY: PHH
 APPROVED BY: [Signature]
 FIELD BOOK: [Blank]

Darby and Way, Inc.
 PROFESSIONAL ENGINEERING, SURVEYING & PLANNING
 1489 S. POMPANO PARKWAY, POMPANO BEACH, FL 32709
 (904) 775-6888

CROSSROADS PARK OF COMMERCE
 FLORIDA
SANITARY SEWER & WATER DISTRIBUTION PLAN

NOV 15 1991
 DARBY AND WAY, INC.

F054R
 FILE NO.



MATCH LINE SEE SHEET WS31 OF 43

MATCH LINE SEE SHEET WS25 OF 43

CERTIFICATION AS TO RECORD DRAWING FIELD LOCATION AND ELEVATION INFORMATION.

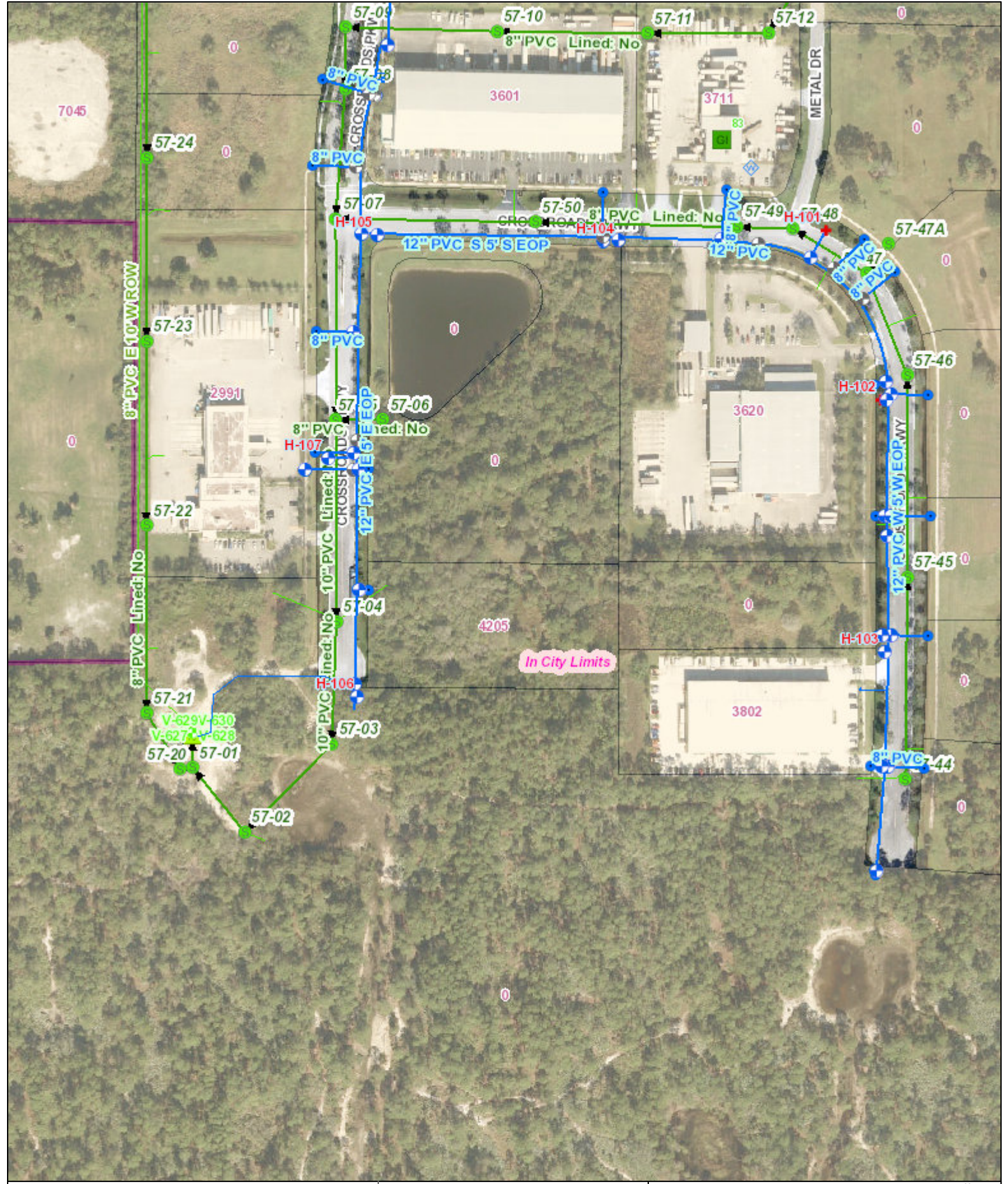
THOMAS C. VOKOUN, P.E.
FLORIDA CERTIFICATION NO. 4382

RECORD DRAWING

12-9-91 ADD WATER & SANITARY SEWER AS BUILT INFO.
1-7-92 ADD "RECORD" INFORMATION
2-4-92 " " " " " " " "
3-23-92 " " " " " " " "
3-25-92 " " " " " " " "

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY THOMAS VOKOUN, REGISTERED LAND SURVEYOR #4382 IN THE STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS. IT IS NOT MEANT TO IMPLY THAT I HAVE OBTAINED ANY OF THE INFORMATION OR PREPARED THIS DRAWING.

NOV 15 1991
DARTY AND WAY, INC.



Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Transformers	Water
Fiber Optic Cable	Overhead	Raw Water
Potable Water Main	Pad Mount	Waste Water
Raw Water Main		
Wastewater Force Main		
WW Gravity Main		
	Fire Hydrant	Well
		Lift Station

Disclaimer:
The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below.
 Call before you dig.

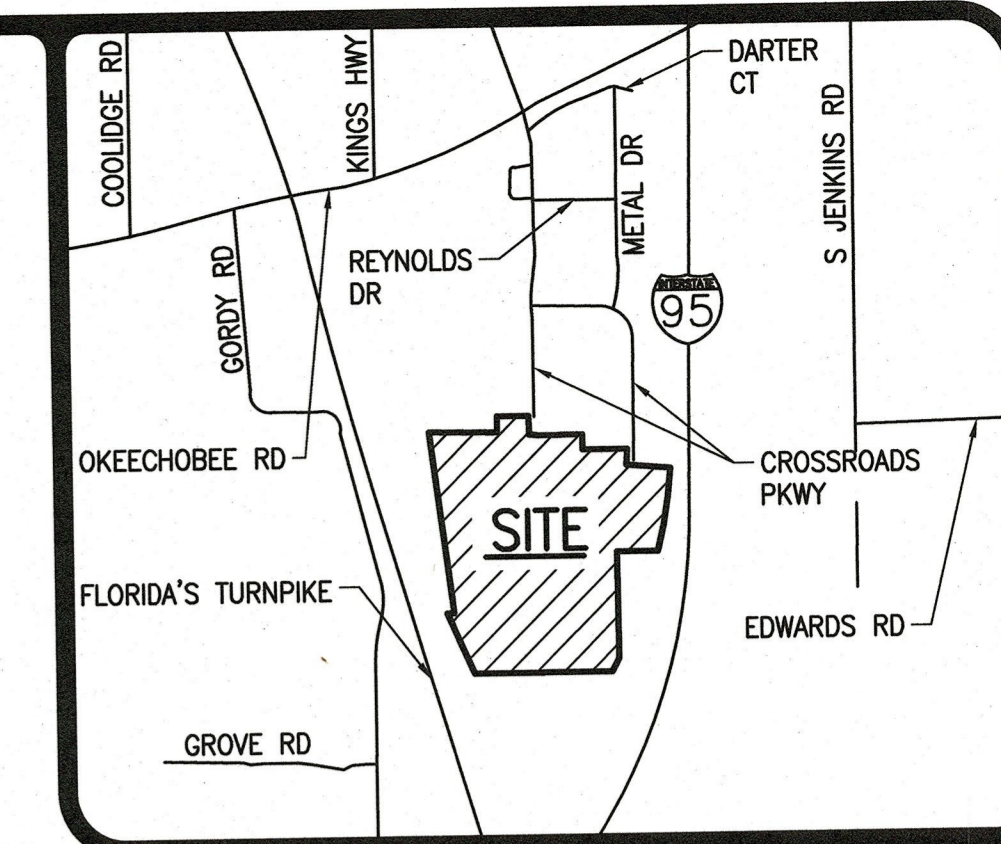
Date: 10/12/2020

FPUA Utility Map

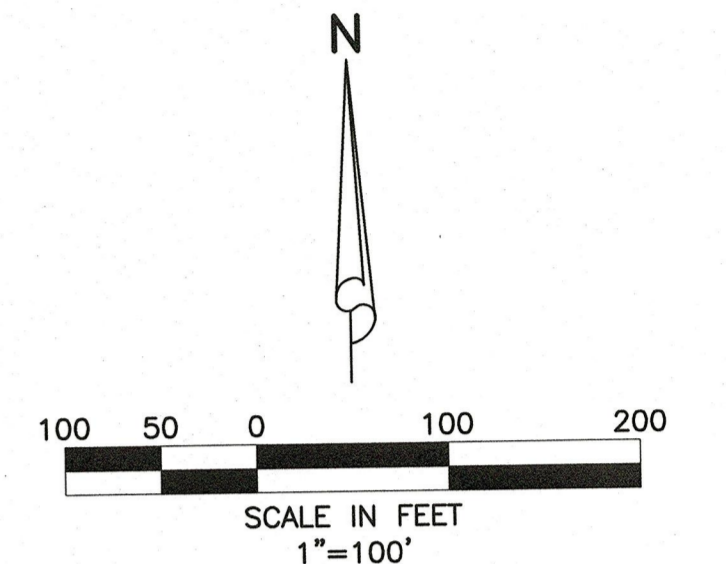
1 inch = 274 feet

Create d By: _____
 Name

(772) 466-1600
 FAX (772) 461-1938



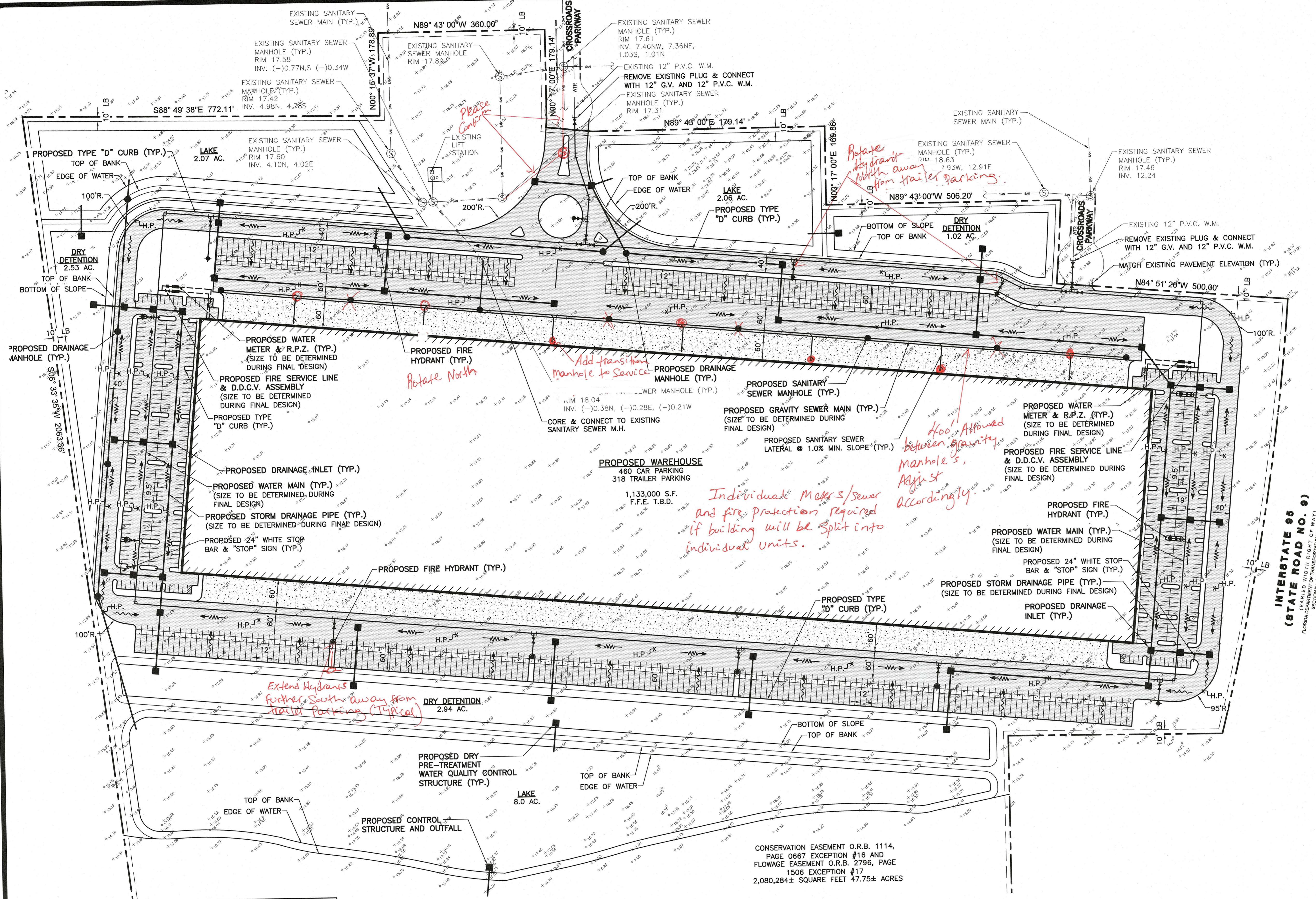
LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWELL
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

INTERSTATE 95
 (STATE ROAD NO. 9)
FLORIDA DEPARTMENT OF TRANSPORTATION
 SECTION NO. 1801-2404, DATED 08/01/2019



CONSERVATION EASEMENT O.R.B. 1114,
 PAGE 0667 EXCEPTION #16 AND
 FLOWAGE EASEMENT O.R.B. 2796, PAGE
 1506 EXCEPTION #17
 2,080,284± SQUARE FEET 47.75± ACRES

- NOTES:
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY.
 - 3.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - 4.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - 5.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
 - 6.) LOCATION OF FIRE DEPARTMENT CONNECTIONS TO BE DETERMINED DURING FINAL DESIGN.

10/23/2020



CROSSROADS COMMERCE PARK
 SECTION 25, TOWNSHIP 35S., RANGE 39E.
 CITY OF FORT PIERCE, FLORIDA
 CONCEPTUAL PAVING, DRAINAGE,
 WATER AND WASTEWATER PLAN

REVISIONS				DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
				G.B.	R.S.				20-121	20121C01	1	1

RESOLUTION NO. UA 2018-10

A RESOLUTION RESTATING THE CAPITAL IMPROVEMENT CHARGES (CICs) AND GUARANTEED REVENUE CHARGES (GRCs) FOR THE SERVICES AND FACILITIES FURNISHED BY THE WATER AND WASTEWATER SYSTEMS OF FORT PIERCE UTILITIES AUTHORITY, FORT PIERCE, FLORIDA, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE, FLORIDA, ARTICLE XII, AS SET FORTH IN RESOLUTION NO. UA 2012-04, AND TEMPORARILY MODIFIED IN RESOLUTIONS NO. UA 2012-03, 2013-07, 2014-08, AND 2015-03, DELEGATING AUTHORITY TO THE DIRECTOR OF UTILITIES TO ADJUST THE AMOUNT AND/OR TERMS OF THE PAYMENT OF CICs AND OUTSTANDING GRCs, ESTABLISHING MINIMUM CICs BASED ON METER SIZE, DESIGNATING 10% OF WASTEWATER CICs FOR PROJECTS THAT SUPPORT THE RELOCATION OF THE ISLAND WATER RECLAMATION FACILITY, SUSPENDING GRCs FOR DEVELOPMENTS WITHIN THE FPUA SERVICE TERRITORY, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, Fort Pierce Utilities Authority was created and established by the City Commission of the City of Fort Pierce, Florida, through a referendum election held in said City on May 30, 1972; and

WHEREAS, the Charter of the City of Fort Pierce, Florida, Article XII, grants to said Fort Pierce Utilities Authority the power and duty to fix rates to be charged for gas, electricity, water and wastewater (sanitary sewer), and other utility services sold and services rendered by said Fort Pierce Utilities Authority.

Now therefore, be it resolved by Fort Pierce Utilities Authority (FPUA), Fort Pierce, Florida:

SECTION I. CAPITAL IMPROVEMENT CHARGES: FPUA shall impose a Capital Improvement Charge (CIC) on any and all new water and wastewater customers connecting to the water, and/or wastewater systems. CICs are imposed on any and all properties with existing services where the use or demand for services increases. The CIC is based on the cost of expanding the water supply, treatment and distribution facilities and wastewater collection and treatment facilities, and shall be applicable to all new water and wastewater service within the territory served by FPUA. In such cases where it is found to be in the best interests of FPUA and the Customer, FPUA may, at the discretion of the Director of Utilities, adjust the amount and/or terms of the payment of CICs.

The schedule of CICs imposed herein shall be subject to revision from time to time as may be necessary. The obligation for payment of water and/or wastewater charges shall be at the first of the following: Request for meter installation, submittal of a Water/Wastewater Supply Agreement, submittal of Saint Lucie County Developers Agreement or submission of Florida Department of Environmental Protection (FDEP) permit application.

Individual residential customers will pay CICs coincident with payment of other connection charges and deposits on new accounts. Application for service will not be accepted for new construction without a valid building permit. If the building permit expires, the application for service will be canceled. Applicant will need to pay CICs one time only for any given location, unless equivalent residential connections (ERCs) have been added; the Agreement has been terminated and CICs refunded in accordance with Section III, Paragraph D.1; capacity has been reduced per Section III, Paragraph D.2; or service has been abandoned in accordance with other FPUA Resolutions.

A. Basis for Determination of CICs: The CICs set forth in Section I.B. and I.C., respectively, for water and wastewater service shall be determined on the basis of an ERC. It shall be assumed that an ERC for water service shall be 300 gallons per day, and an ERC for wastewater service shall be 240 gallons per day. For each new non single-family residential, general service, commercial, or industrial customer, the CIC shall be based on the estimated water usage and wastewater flow (i.e., service level) required by such customer relative to the single-family residential customer. The estimate of the water and/or wastewater service level required for non-single-family residential connections shall be established by the developer's engineer and shall be based on actual use at a similar facility (where available) or other technically sound engineering principles. Where no such data is available, a Schedule of Daily Rate Gallonage for Various Occupancies (Exhibit A) is included with this Resolution. A minimum CICs shall be based on meter sizes as follows: 5/8 x 3/4" meter = 1 ERC, 1" meter = 2.5 ERC, 1.5" meter = 5 ERC, 2" meter = 8 ERC unless a deviation is approved by the FPUA project manager. The service level based on the Schedule of Daily Gallonage shall be converted to ERCs and the CIC determined accordingly. Any use or customer type not specifically referred to in such schedule shall be charged CICs based on estimated water consumption and established minimums as determined by FPUA.

Additionally, irrigation demand for non-single-family connections shall be estimated by the developer's engineer and submitted for FPUA review and acceptance. The accepted calculated daily gallonage shall be converted to ERCs and the irrigation CIC determined accordingly.

B. Water System CICs: The water system revised CIC, effective December 1, 2018, is \$1,850 per ERC.

C. Wastewater System CICs: The wastewater system revised CIC, effective December 1, 2018, is \$2,850 per ERC.

- D. Exemptions:** Locations with current or previously existing water, and/or wastewater service are not subject to CICs; however, if additional ERCs are added to the location, CICs will be imposed for those additional connections. Temporary services, as defined by FPUA's Customer Service Policy, shall be exempt from CICs. The General Government of the City of Fort Pierce, Florida and public educational facilities per Florida Statutes FS 1013.371 shall be exempt from CICs.

SECTION II. The monies from the CICs provided for in Section I of this Resolution shall be deposited in FPUA's Revenue Fund and shall be used for capital projects and improvements or paying for debt service related to expansion related projects. 10% of each wastewater CIC shall be designated specifically for projects that support the relocation of the Island Water Reclamation Facility.

SECTION III. GUARANTEED REVENUE CHARGES: Effective January 19, 2007, FPUA will impose a monthly Guaranteed Revenue Charge (GRC) on any person desiring to receive a commitment from FPUA to reserve water and/or wastewater capacity for future development. Effective at the date of execution of this Resolution, GRCs are hereby suspended to any developments within the FPUA service territory. In such cases where it is found to be in the best interests of FPUA and the Customer, FPUA may at the discretion of the Director of Utilities, adjust the amount and/or terms of the payment of any outstanding GRCs.

GRCs shall be determined on the basis of an ERC as defined in Section I.A. of this Resolution. These charges shall apply to developments which require FPUA to reserve capacity for FDEP permitting purposes. In the event that the developer does not pay the GRCs as billed within 30 days, the developer authorizes FPUA and FDEP to cancel the permitting for all remaining units at FPUA's discretion. The developer has one (1) year from the date of the Water/Wastewater Supply Agreement to complete the infrastructure (FPUA Final Inspection and Acceptance) and will be billed at the end of that year, and then annually thereafter, for the preceding 12 months of GRCs on units not connected to FPUA's water and/or wastewater system at the end of each 12-month period. Payment will be due upon receipt. Failure to pay GRCs will be subject to a Non-payment Option as stated in Paragraph D below.

- A. Water System GRC:** The water system GRC, effective January 19, 2007, is \$105.24 per year per ERC. The annual charge shall be billed at the end of the first year after signing the Water/Wastewater Supply Agreement, and then annually thereafter, for any units not connected to FPUA's water system. Payment is due upon receipt.
- B. Wastewater System GRC:** The wastewater system GRC, effective January 19, 2007, is \$160.92 per year per ERC. The annual charge shall be billed at the end of the first year, and then annually thereafter, for any units not connected to FPUA's wastewater system. Payment is due upon receipt.

C. Exemptions: The General Government of the City of Fort Pierce, Florida and public educational facilities per Florida Statutes FS 1013.371 shall be exempt from GRCs.

D. Non-payment Options:

- 1. Termination:** A Customer may terminate their Agreement by written request at any time. FPUA may terminate the Agreement, with a minimum 30-day written notification, due to Customer's failure to fulfill the terms of the Agreement, failure to pay GRC invoices, or failure to comply with any applicable FPUA Resolution. In the event of termination by the Customer or FPUA, the Customer shall be entitled to a refund of an amount equivalent to one hundred percent (100%) of the CICs that were paid, without interest, minus an amount equivalent to five years' GRCs. The refund calculation applies only to CICs and GRCs for unconnected ERCs at the time of termination. The Customer shall be entitled credit for any GRCs already paid at the date of termination. Termination will result in the forfeiture of reserved capacity and may result in cancellation of the FDEP permit. FPUA may place a lien on the parcels that are in arrears for failure to pay GRCs. If the water and wastewater facilities associated with the Project have been Certified and Accepted, uncollected GRCs will be placed on each unconnected lot and are due and payable at the time of request for meter installation.

- 2. Capacity Reduction Option:** In the event that the Customer fails to pay their GRCs within thirty (30) calendar days, their water and/or wastewater ERCs may be reduced by an amount equivalent to the value of the GRC that is owed to FPUA. The capacity reduction shall be calculated based on the cost of the water and/or wastewater CICs paid at the time of reservation. FPUA may elect to modify the Customer's FDEP permits to reflect the reduced capacity and FPUA and Customer may agree to extend the Supply Agreement beyond five (5) years. The Customer shall provide the specific phase or lots that will have their capacity reduced. If the Customer fails to provide the phase or lots that shall lose their capacity, FPUA shall select the phase or lots that shall lose their capacity. The Customer will be subject to any increased cost per ERC or fraction thereof for the phase or lot with reduced capacity at the time of connection. An example for calculating Capacity Reduction is set forth in (Exhibit C) attached hereto.

SECTION IV. The monies from the GRCs, provided for in Section III of this Resolution, are identified to recover operating carrying costs of the water and/or wastewater system facilities constructed or acquired in advance of future growth, and since such amounts reflect a direct cost recovery for operating expenses, all monies shall be deposited in FPUA's Revenue Fund and may be used for any lawful purpose of FPUA.

SECTION V. Upon adoption of the Resolution, and effective date thereof, the charges hereinabove set forth in Sections I and III of this Resolution shall be fixed and established as an Order of FPUA and shall supersede and rescind those charges set forth in Resolution No. UA 2012-04, as temporarily modified by Resolutions No. UA 2012-03, 2013-07, 2014-08, AND 2015-03.

Adopted this the 7th day of August, 2018 A.D.

ATTEST:


Secretary


Chairman

Approved as to form and correctness:


Fort Pierce Utilities Authority Attorney

TABLE 1
SEWAGE FLOW ESTIMATED (GPD)

COMMERCIAL

Airports, Bus Terminals, Train Stations, Port & Dock Facilities (<i>bathroom waste only</i>)	
(a) Per passenger 4	4
(b) Add per employee per 8-hour shift	15
Barber & Beauty shops per service chair	75
Bowling Alley per lane (<i>bathroom waste only</i>)	50
Country Club	
(a) Per resident	100
(b) Add per member or patron	25
(c) Add per employee per 8-hour shift	15
Doctor and Dentist offices	
(a) Per practitioner	250
(b) Add per employee per 8-hour shift	15
Factories per employee per 8-hour shift (<i>exclusive of industrial wastes</i>)	
(a) No showers provided	15
(b) Showers provided	25
Flea Market	
Open 3 or fewer days per week	
(a) Per non-food service vendor space	15
(b) Add per food service establishment using single service articles only per 100 Square feet of floor space	50
(c) Per limited food service establishment	25
Open more than 3 days per week	
(a) Estimated flows shall be doubled	
Food operations	
Restaurant	
(a) Operating 16 hours or less per day per seat	40
(b) Operating more than 16 hours per day per seat	60
(c) Using single service articles only and (a)	20
(d) Using single service articles only and (b)	35
Bar and cocktail lounge	
(a) Per seat	20
(b) Per pool table or video game	15
Drive-in restaurant per car space	50
Carry out only, including caterers	
(a) Per 100 square feet of floor space	50
(b) Add per employee per 8-hour shift	15
Institutions per meal	5
Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space	10
(a) Add for deli per 100 square feet of deli floor space	40
(b) Add for bakery per 100 square feet of bakery floor space	40
(c) Add for meat department per 100 square feet of meat department floor space	75
(d) Add per water closet	200

(Table 1 continued)

Hotels & Motels	
(a) Regular per room	100
(b) Resort hotels, camps, cottages per room	200
(c) Add for establishments with self-service laundry facilities per machine	750
Mobile Home Park	
(a) Per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	250
(b) Per single wide mobile home space, 4 or more single wide spaces are connected to a shared onsite system	225
(c) Per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	300
(d) Per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	
Office Building	
(a) Per employee per 8-hour shift, or per 100 square feet of floor space, whichever is greater	15
Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and sewer hookup per vehicle space	50
(b) Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space	75
Service Stations per water closet	
(a) Open 16 hours per day or less	250
(b) Open more than 16 hours per day	325
Shopping Centers without food or laundry per square foot of floor space	0.1
Stadiums, Race Tracks, Ball Parks per seat	4
Stores per bathroom	100
Swimming and Bathing Facilities, public per person	10
Theatres and Auditoriums per seat	4
Veterinary Clinic	
(a) Per practitioner	250
(b) Add per employee per 8-hour shift	15
(c) Add per kennel, stall or cage	20
Warehouse	
(a) Add per employee per 8-hour shift	15
(b) Add per loading bay	100
(c) Self-storage, per unit (up to 200 units)	1

INSTITUTIONAL:

Churches per seat (includes kitchen wastewater flows)	
(a) Meals NOT prepared on a regular basis	3
(b) Meals prepared on a regular basis, add per meal	5
Hospitals per bed (does not include kitchen flows)	
- Add per meal prepared	5
Nursing, Rest Homes, Adult Congregate living per bed (includes kitchen wastewater flows)	
- Add per meal prepared	5

(Table 1 continued)

Parks, Public Picnic	
(a) With toilets only per person	4
(b) With bathhouse, showers & toilets per person	10
Public Institutions (<i>does not include kitchen flows</i>)	100
- Add per meal prepared	5
Schools	
(a) Day-type	10
(b) Add for showers	4
(c) Add for cafeteria	4
(d) Add for day school workers	15
(e) Boarding-type	75
Work/Construction Camps, semi-permanent per worker	50

RESIDENTIAL:

Residences

(a) Single or multiple family per dwelling unit:	
1 Bedroom with 750 sq. ft. or less of building area	100
2 Bedrooms with 751-1200 sq. ft. of building area	200
3 Bedrooms with 1201-2250 sq. ft. of building area	300
4 Bedrooms with 2251-3300 sq. ft. of building area	400

NOTE: For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 100 gallons per dwelling unit.

(b) Other per occupant	50
------------------------	----

Notes to Table 1:

1. For food operations, kitchen wastewater flows shall normally be calculated as 66 percent of the total establishment wastewater flow.
2. Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average sewage volume. Minimum estimated flows for these facilities shall be 3.0 times the volumes determined from the Table I figures.
3. For residences, the volume of wastewater shall be calculated as 50 percent black water and 50 percent gray water.
4. Where the number of bedrooms indicated on the floor plan and the corresponding building area of a dwelling unit in Table I do not coincide, the criteria, which will result in the greatest estimated sewage flow, shall apply.
5. Convenience store estimated sewage flows shall be determined by adding flows for food outlets and service stations as appropriate to the products and services offered.
6. Estimated flows for residential systems assumes a maximum occupancy of two persons per bedroom. Where residential care facilities will house more than two persons in any bedroom, estimated flows shall be increased by 50 gallons per each additional occupant.

Florida Department of Environmental Protection FORM LETTER

(Date)

State of Florida Department of Environmental Protection
P. O. Box 15425
West Palm Beach, FL 33406

Re: **FDEP Water Permit #** _____

FDEP Wastewater Permit # _____

To Whom It May Concern:

Fort Pierce Utilities Authority (FPUA) signed the applications for construction for water and/or wastewater permits for my project:

for **water**, on the date: _____

for **wastewater**, on the date: _____

These permits obligate FPUA to reserve system capacity for this project.

If my project does not have the water and/or wastewater facilities constructed by the date _____, then I agree to pay Guaranteed Revenue Charges (GRC) to FPUA in accordance with applicable UA Resolutions. If GRCs are not paid to FPUA within 30 days of being invoiced by FPUA, then FPUA may withdraw its capacity reservations for my project, or the sections or phases of the project which have not been constructed.

Furthermore, I agree that FPUA may request Florida Department of Environmental Protection to cancel or void permits issued by your agency for water/wastewater facilities not constructed.

By: Owner/Developer

Date

Notary Public
(Seal)

Date

Water and Wastewater Capacity Reduction Example

May 2007, "Customer X" reserved:

100 Water ERC @ \$1,841 *CIC* = \$184,100

100 Wastewater ERC @ \$2,815 *CIC* = \$281,500

Note: CIC are at the time of reservation

May 2008, Customer X has not connected any units within one year and is billed GRC:

100 Water ERC @ \$105.24 = \$10,524

100 Wastewater ERC @ \$160.92 = \$16,920

Customer X and FPUA elect the Reduced Capacity Option:

GRC / (Water *CIC*) = Capacity Reduction (ERC)

$\$10,524 / (\$1,841 \text{ *CIC*}) = 5.72 \text{ ERC}$

GRC / (Wastewater *CIC*) = Capacity Reduction (ERC)

$\$16,920 / (\$2,815 \text{ *CIC*}) = 6.01 \text{ ERC}$

Note: calculation based on CIC prices at the time of reservation

Customer X has Reduced Capacity remaining:

100 Water ERC – 5.72 ERC = 94.28 ERC remaining

100 Wastewater ERC – 6.01 ERC = 93.99 ERC remaining

Assuming Customer X does not connect any units by the second year Customer X would be billed GRC based on his remaining capacity:

94.28 Water ERC @ \$105.24 = \$9,922.03

93.99 Wastewater ERC @ \$160.92 = \$15,124.87



**FORT PIERCE UTILITIES AUTHORITY
"Community Proud"**

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
 - a. Bill of Sale/Cost and Quantities (utilize form on website)
 - b. FDEP Water/Wastewater Certification
 - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
 - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
 - e. Gravity Sewer Inspection DVD
 - f. Lift Station Start Up
 - g. Lift Station O & M Manuals (FPUA Owned Only)
 - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

4. SITE ADDRESS AND PARCEL ID

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

6. EASEMENT TO BE PREPARED AT THE COST OF

PROPERTY/BUSINESS OWNER
 FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

AIRBORNE MOUNTAIN BIKE CLUB

OF THE TREASURE COAST, FL., INC.



www.airborne-mtb.org

airbornemt看@gmail.com

Subject: Bike Trails on 10 Mile Creek Conservation Easement

Date: November 15, 2020

To: Jennifer Hofmeister, Planning Director, City of Fort Pierce
jhofmeister@cityoffortpierce.com

Dear Ms. Hofmeister,

This letter is regarding the property located at The Crossroads Parkway in Fort Pierce (Parcel # 2325-122-0002-000-3). It has come to our attention that plans for development of this property have been submitted to the City of Fort Pierce by the landowners, FLF Crossroads Industrial I LLC of Jupiter, Florida. The property includes a conservation easement that runs along the southern portion of the property along 10 Mile Creek which contains bike trails that have been in existence for over 20 years. This letter requests that this conservation easement and the bike trails contained within are preserved and protected from development by making this a condition of approval of the site development plans. This shall include all 43 acres of the conservation easement and it is also requested that an access easement be granted and recorded for use of the bike trails within the easement.

Our bike club was formed in 2004 to protect these bike trails from closure and our club and its 800+ members have been very successful in maintaining the trails and the conservation easement. Our club is registered with the State of Florida as a not-for-profit corporation and we carry liability insurance to provide protection for the club and the landowners. We have recently coordinated with personnel from the St. Lucie County Environmental Resource Department and the South Florida Water Management District regarding the bike trails. A SFMWD inspector performed a site inspection earlier this year and the inspector was very impressed by the condition and cleanliness of the easement due to our trail maintenance efforts. We have been successful in keeping all motorized off-road vehicles off the easement which has prevented the severe erosion, noise, and dumping of garbage and waste that is normally associated with these activities.

Having our club continue to maintain these trails and the easement is of great benefit to the City of Fort Pierce, St. Lucie County, and SFMWD as it is a cost effective way of preserving the easement while providing recreational opportunities to the Treasure Coast communities. Thank you for your time and if you have any questions regarding this request, please feel free to contact me via return email or at the below phone number.

Sincerely,

Dave Medina

President

Airborne Mountain Bike Club of the Treasure Coast, Fl.

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<https://www.facebook.com/groups/airbornemt看/>