



Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I hope this message finds you well. I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider, to share why FPUAnet is the perfect choice for your next development project.

Here's why developers choose FPUAnet:

- **Future-Ready Scalability:** Our fiber-optic network adapts to meet the growing demands of Fort Pierce, ensuring seamless connectivity for even the most advanced applications and devices.
- **Blazing Gigabit Speeds Everywhere:** Enjoy lightning-fast internet speeds across all areas we serve—bringing unparalleled performance wherever your project takes place.
- **Inclusive Connectivity:** We're committed to bridging the digital divide by delivering reliable internet to rural and underserved communities, empowering everyone to thrive in the digital economy.
- **Affordable and Faster:** Our competitive pricing, often more affordable than private ISPs, reflects our community-first approach. With no profit motives, we pass the savings directly to you.

In addition to exceptional service, FPUAnet takes pride in 24/7 customer support, provided by a team of experts ready to assist whenever you need it.

Let's discuss your project's specific needs in more detail. You can reach me directly at [peters@fpu.com](mailto:peters@fpu.com) or **772-468-1697**.

Thank you for considering FPUAnet. I look forward to partnering with you to bring your projects to life.

Eric Peters  
On behalf of FPUAnet



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.

772.466.1600

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





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: PZSUB2025-00001

**Kings Hwy Commerce Park-2300 S Kings Hwy**

### Comments

W/WW Engineering: Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.

For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

**New pad mount transformer lead time is up to 52 weeks.**

**Please contact Sal Scimeca for electric customer requirements and project coordination.**

**Before work begins.**

Sal Scimeca  
Engineering Technician III  
Electric & Gas Engineering  
Fort Pierce Utilities Authority  
[sscimeca@fpu.com](mailto:sscimeca@fpu.com)  
772.466.1600 ext. 6957

Gas: Approved. Natural gas is available for any energy needs.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service – **Available.**

Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.



Developer  
Letter.pdf



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March 19, 2025

**PROJECT:** Kings Highway Commerce Park

**REF:** PZSUB2025-00001

**TO:** Kev Freeman

**FROM:** Grant Chambers

The following comments are offered by SLC Public Works Department:

1. The leaders for White Road and the label appear to be separated on page 3. Please revise.
2. Please coordinate with the County's ROW acquisition team on the proposed dedications to the County.



**To : Kev Freeman, AICP, Planning Director**

**FROM : Tracy Telle, Engineering Manager** *TST*

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

**RE : Kings Highway Commerce Park Preliminary Plat  
2300 S. Kings Highway  
TRC No. PZSUB2025-00001**

**DATE : March 19, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on February 28, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat Submittal                            | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <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

- Approval of Preliminary Plat  BP Approval  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

**Engineering Comments:**

1. Provide a certified survey at a readable scale as the one provided was prepared at a scale of 1" = 120'.
2. Plat Sheet 1 of 7:
  - a) The bearing (S00°04'58"E) noted as the eastern property boundary line of Parcel III, as identified under the "Dedication and Reservations", does not coincide with the bearing identified noted on Plat Sheet 3 of 7 (S00°04'55"E); please revise the plans accordingly.
  - b) Please add the name and address of the owner of record in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(b).
  - c) Please add the name and address of the subdivider in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(c).
  - d) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
  - e) Please add the date the plat was drawn in accordance with the City of Fort Pierce Code of Ordinances Section 121-10(3)(d).
3. Plat Sheet 2 of 7:
  - a) Provide all distances and bearings for the parcel boundaries of Tract A.
4. Plat Sheet 3 of 7:
  - a) The bearing (S00°04'55"E) noted as the eastern property boundary line of Parcel III does not match the bearing (S00°04'58"E) provided under the "Dedication and Reservations" on Plat Sheet 1 of 7; please revise the plans accordingly.
5. The following comments shall be addressed at time of Final Plat submittal and are offered as advisory comments:
  - a) Correct the typo of the "Mortgagee's Consent" heading and update the year to 2025.
  - a. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for St. Lucie County signature as Tracts B and C are to be dedicated to the County.
  - b. Provide the appropriate "Acceptance of Dedication" and "Acknowledgement" for FDOT signature as Tract A is proposed to be dedicated to the State of Florida.
  - c. Revise the Reviewing Surveyor's Certificate to identify Frank Veldhuis, Florida Certificate No. 6582, as the reviewing surveyor.
  - d. Under the Surveyor and Mapper's Certificate remove reference to County and add City as the applicable permitting agency.
  - e. Plat Sheet 3 of 7 – Remove all overwriting within the limits of the Peters Road.
  - f. Plat Sheet 6 of 7 identifies a Permanent Easement with a note referring to the detail shown on sheet 2, yet sheet 2 does not reflect a detail of the easement; please provide the appropriate information.
  - g. Add the missing bearing and dimension for the west boundary line for the Access Easement and Drainage Easement.

***Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to NorthStar Geomatics will be required prior to initiating any review.***