
From: Kori Benton <Kori.Benton@stlucieco.gov>
Sent: Thursday, December 18, 2025 10:30 AM
To: Katherine Barbieri <Katherine.Barbieri@stlucieco.gov>; Aimee Cooper <Aimee.Cooper@stlucieco.gov>; Mayte Santamaria <Mayte.Santamaria@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>; Barbara Guettler <Barbara.Guettler@stlucieco.gov>
Subject: RE: Proposed Annexation of Parcel 2413-501-0154-000-6 FW: Bear Point Citizen Concerns

Four (4) parcels in total along A1A:

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, December 18, 2025 at 10:00 a.m. in the William D. Da

New Business:

- a. **PZVAR2025-00009**
Variance - Lot Coverage
Helseth Residence
1601 Frances Avenue
- b. **PZANN2025-00006**
Annexation
Tony Acerra
Parcel ID: 2413-501-0154-000-6
- c. **PZANN2025-00008**
Annexation
John Alberti
Parcel ID: 2413-501-0155-000-3
- d. **PZANN2025-00009**
Annexation
Michael Fowler and Sean Murray
Parcel ID: 2413-501-0102-000-07
- e. **PZANN2025-00007**
Annexation
Tony Acerra
Parcel ID: 2413-501-158-000-4
- f. **PZSITE2025-00041**
Minor Site Plan
FPUA Moore's Creek Booster Station
Parcel ID: 2409-232-0007-000-3
- g. **PZSITE2025-00043**
Major Site Plan Amendment
John Carroll High School
407 S. 23rd Street

From: Kori Benton
Sent: Thursday, December 18, 2025 10:28 AM
To: Katherine Barbieri <Katherine.Barbieri@stlucieco.gov>; Aimee Cooper <Aimee.Cooper@stlucieco.gov>; Mayte Santamaria <Mayte.Santamaria@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>; Barbara Guettler <Barbara.Guettler@stlucieco.gov>
Subject: Proposed Annexation of Parcel 2413-501-0154-000-6 FW: Bear Point Citizen Concerns

Simply an FYI:

[Agenda - View Meetings](#)

https://destinyhosted.com/fortpdocs/2025/TRC/20251218_4156/27596%5FPZANN2025%2D00006%2C%5FApplication%5FFiles.pdf

From: Kori Benton
Sent: Wednesday, July 16, 2025 11:06 PM
To: Daniel McIntyre <Daniel.McIntyre@stlucieco.gov>; Patrick Dayan <Patrick.Dayan@stlucieco.gov>; Daniel Zrallack <Daniel.Zrallack@stlucieco.gov>
Cc: Katherine Barbieri <Katherine.Barbieri@stlucieco.gov>; Christopher B. Roe <croeb@bmlaw.com>
Subject: RE: Bear Point Citizen Concerns

Thank you for keeping us in the loop. Utilities (FPUA), Wetlands (FDEP/Army Corp), Access (FDOT) and desired Annexation (COFP), the same iff/then scenarios for decades – aside from the recent reversal of FPUA's service restriction.



From: Daniel McIntyre <Daniel.McIntyre@stlucieco.gov>
Sent: Wednesday, July 16, 2025 4:12 PM
To: Patrick Dayan <Patrick.Dayan@stlucieco.gov>; Daniel Zrallack <Daniel.Zrallack@stlucieco.gov>; Kori Benton <Kori.Benton@stlucieco.gov>
Cc: Katherine Barbieri <Katherine.Barbieri@stlucieco.gov>; Christopher B. Roe <croe@bmlaw.com>
Subject: FW: Bear Point Citizen Concerns

From: Christine Westenhaver <Christine.Westenhaver@stlucieco.gov>
Sent: Wednesday, July 16, 2025 3:55 PM
To: Daniel McIntyre <Daniel.McIntyre@stlucieco.gov>; Barbara Guettler <Barbara.Guettler@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>
Cc: Mayte Santamaria <Mayte.Santamaria@stlucieco.gov>; Katherine Barbieri <Katherine.Barbieri@stlucieco.gov>; James Clasby <James.Clasby@stlucieco.gov>
Subject: Bear Point Citizen Concerns

Good afternoon,

I wanted to follow up regarding a recent conversation I had with a citizen, Tony Acerra, concerning his property located in Bear Pointe on South Hutchinson Island.

Mr. Acerra mentioned that he has previously spoken with several of you regarding his ongoing situation. He explained that his most recent petition was denied and that he has been working with both the County and the City of Fort Pierce in an effort to either have his lot approved for septic or annexed into the City to connect to the sewer system.

According to Mr. Acerra, due to zoning changes by the County, his property—along with others in the area—was not grandfathered in, leaving him unable to build or sell after owning the lot for over 20 years.

He is respectfully requesting that the County consider offering relief by allowing, at a minimum, the front-facing lots along A1A to be annexed into the City of Fort Pierce, which would enable property owners like himself to connect to sewer and move forward with building or selling.

For your reference, I have attached a screenshot of Mr. Acerra's lot.

Thank you in advance for any guidance and/or updates,

Christine

Christine Westenhaber | Executive Aide to Commissioner James Clasby District 1

Work phone: (772) 462-1410 | 2300 Virginia Ave. Fort Pierce, FL 34982

[facebook.com/stluciegov] [facebook.com/stluciegov] | [twitter.com/stluciegov] [twitter.com/stluciegov] | [instagram.com/stluciegov] [instagram.com/stluciegov] | [youtube.com/stluciegov] [youtube.com/stluciegov]



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.

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.



Outlook

RE: Surfside Harbor parcels off from AIA on Hutchison Island

From Aimee Cooper <Aimee.Cooper@stlucieco.gov>

To Thomas Reetz <Thomas.Reetz@stlucieco.gov>; Irene Szedlmayer <Irene.Szedlmayer@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>; Thad Crowe <Thad.Crowe@stlucieco.gov>; Irene Szedlmayer <Irene.Szedlmayer@stlucieco.gov>; Tahir Curry <Tahir.Curry@stlucieco.gov>; Erin Lees <Erin.Lees@stlucieco.gov>; Kori Benton <Kori.Benton@stlucieco.gov>; Angela M. Vassar <Angela.M.Vassar@stlucieco.gov>; Lisa Shore <Lisa.Shore@stlucieco.gov>

Cc Amy Griffin <Amy.Griffin@stlucieco.gov>; Brian Arbeiter <Brian.Arbeiter@stlucieco.gov>; Bryan-James Redden <Bryan-James.Redden@stlucieco.gov>; Lydia Galbraith <Lydia.Galbraith@stlucieco.gov>; Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>; Jennifer McGee <Jennifer.L.McGee@stlucieco.gov>; Brion Pauley <Brion.Pauley@stlucieco.gov>

5 attachments (12 MB)

Department of the Interior to SLC about CBRA Areas.pdf; 1-Hutchinson Island Unit P11.pdf; 2-Hutchinson Island Unit P11.pdf; Fwd: Clevenger Parcel - Utilities Inquiry; FLDEP_DSL_OES_FF_22_IndianRiverLagoonBlueway.pdf;

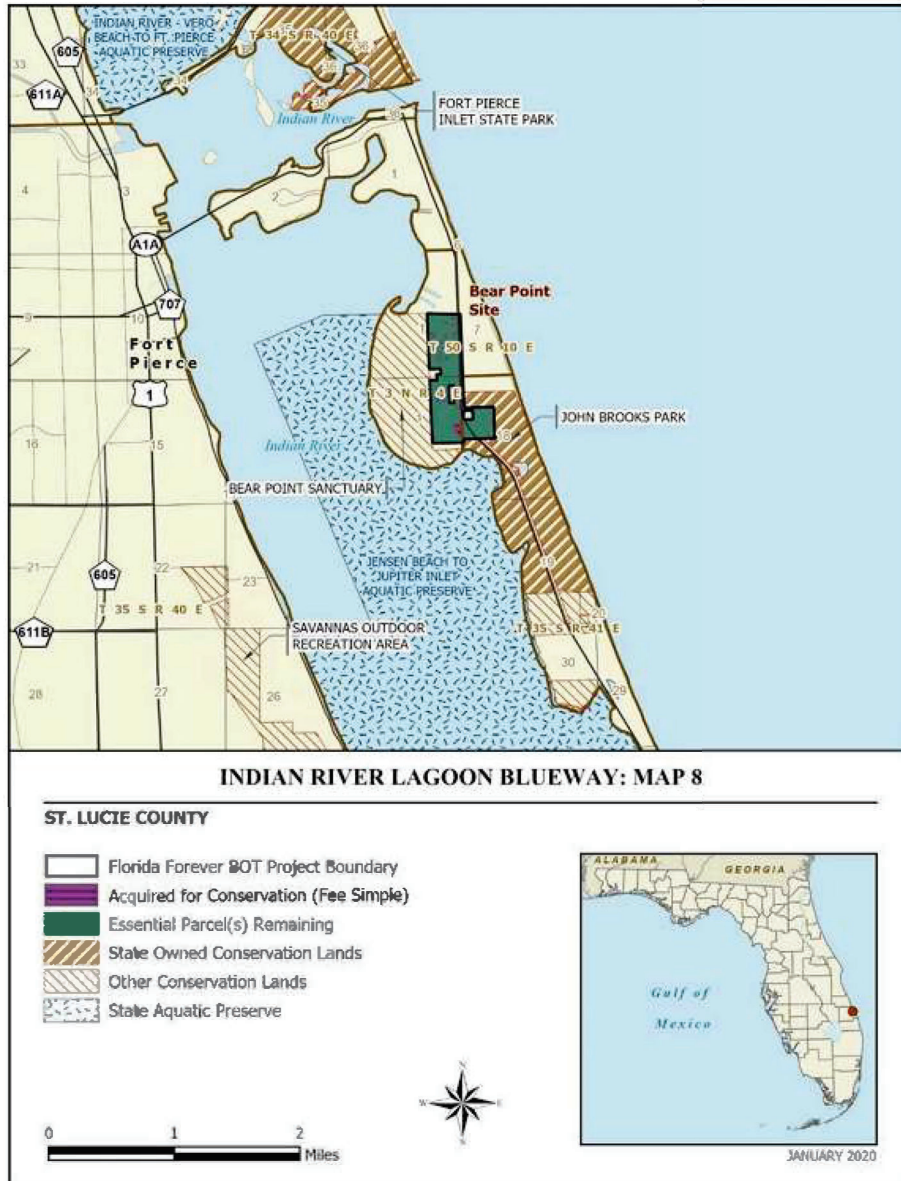
Good afternoon,

[US Fish and Wildlife \(FWS\) administered the Coastal Barrier Resources Act \(CBRA\)](#), which encourages the conservation of storm-prone and dynamic coastal barriers by withdrawing the availability of federal funding and financial assistance within a designated set of units known as the Coastal Barrier Resources System (CBRS). With the passage of CBRA in 1982, Congress recognized that certain actions and programs of the Federal Government have historically subsidized and encouraged development on coastal barriers, resulting in the loss of natural resources, threats to human life, health, and property, and the expenditure of millions of tax dollars each year. CBRA seeks to minimize these effects by restricting federal funding and financial assistance affecting the CBRS. CBRA does not prohibit the expenditure of private, state, or local funds within the CBRS. Additionally, it does not prevent federal agencies from issuing permits or conducting environmental studies. Areas within the CBRS may be developed, provided that private developers or other non-federal parties bear the full cost and risk.

Please find the following attached:

- CBRA Maps from the FWS website.
- A letter from the Department of the Interior dated January 27, 1988, in response to inquiries by the Planning and Zoning Director at that time regarding CBRA as it affects the provisions of public services on Hutchinson Island.
- A 2019 historical email from ERD Staff sent to our Legal Department and their response which states the letter is still applicable.

In summary, it has been our understanding that the US Department of the Interior indicated Fort Pierce Utility Authority (FPUA) could not allow connections to their sewer service mains for properties located within the designated CBRA Zone due to their previous use of federal funding. That being said, also mentioned in the email are concerns ERD staff has with installing septic systems near or within areas recognized as environmentally sensitive lands (ESLs), such wetlands, especially Category I wetlands, which are those with a hydrological connection to natural water bodies such as the Indian River Lagoon.



Map 9: FNAI, January 2020

Additionally, these parcels within the Surfside Harbor Plat are considered and have been identified as Essential Parcels Remaining for acquisition through the Indian River Lagoon Blueway program. Acquisition of this project will be a coordinated effort between directly involved local governments, water management districts and the State. The five counties (Volusia, Brevard, Indian River, St. Lucie and Martin) and the WMDs (SJRWMD and SFWMD) have sent resolutions in support of this project. Please find attached the **Indian River Lagoon Blueway** project Florida Forever 5-Year Plan for reference.

I hope this information is helpful. Please let me know if I can provide you with any additional information or if you would like to further discuss.

Thank you,
Aimee

Aimee L. Cooper | Environmental Regulations Manager | Environmental Resources Department

ERD Main: 772-462-2526 | Direct: 772-462-6440 | Cell: 772-971-5564 | 3398 Selvitz Road, Fort Pierce 34981

[ERD Website](#) | [facebook.com/stluciegov](#) | [facebook.com/stluciegov](#) | [twitter.com/stluciegov](#) | [twitter.com/stluciegov](#) | [instagram.com/stluciegov](#) | [instagram.com/stluciegov](#) | [youtube.com/stluciegov](#) | [youtube.com/stluciegov](#)



From: Thomas Reetz

Sent: Friday, March 15, 2024 12:25 PM

To: Irene Szedlmayer ; Benjamin Balcer ; Thad Crowe ; Irene Szedlmayer ; Tahir Curry ; Erin Elizabeth Taylor ; Kori Benton ; Angela M. Vassar ; Lisa Shore

Cc: Amy Griffin ; Aimee Cooper ; Brian Arbeiter ; Bryan-James Redden ; Lydia Galbraith ; Grant M. Chambers

Subject: Surfside Harbor parcels off from AIA on Hutchison Island

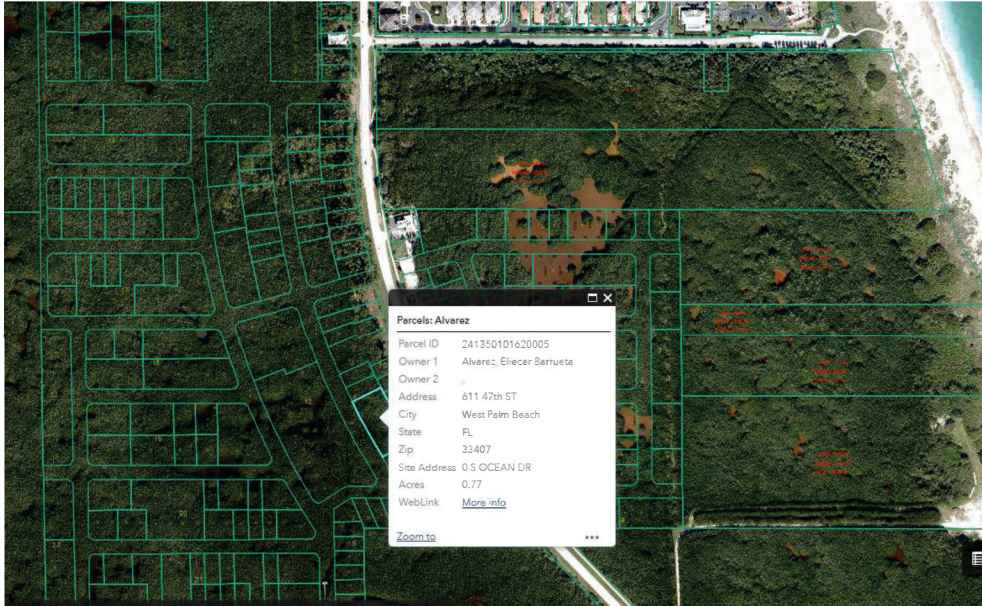
Team Members, I had inquiry from a property owner who recently purchased parcels with a legal description of Surfside Harbor BLK 13 Lots 11, 12, 13, 14 and 15. (See owner info below)

1. The property and surrounding parcels were platted in the 20's. (Surfside Harbor)
2. The property in question is landlocked and appears to be in an Estuarine and Marine type wetland.
3. The property would need access/egress improvements as well as water/wastewater connections.

The cost implications of developing such properties are obvious and confirmed by the Property Appraiser's assessed and taxable value. (in this case \$1000)

I spoke with Irene S. in our department, and she affirmed that we have had several inquiries about the developability of the properties in the past.

Am I missing anything from the list above and is there Departmental consensus of the developability of these parcels?



Tom Reetz | Planner II | Planning & Development Services

Ph: 772-462-2399 | 2300 Virginia Ave. Fort Pierce 34982

[facebook.com/stluciegov]facebook.com/stluciegov | [twitter.com/stluciegov]twitter.com/stluciegov |

[instagram.com/stluciegov]instagram.com/stluciegov | [youtube.com/stluciegov]youtube.com/stluciegov





United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

January 27, 1988

<input checked="" type="checkbox"/> COM	<input type="checkbox"/> ENG	<input type="checkbox"/> REC/PKS
<input type="checkbox"/> AGR	<input type="checkbox"/> HumSVC	<input type="checkbox"/> PERS
<input type="checkbox"/> AsstAD	<input type="checkbox"/> LANDFL	<input type="checkbox"/> PURCH
<input type="checkbox"/> P & A	<input type="checkbox"/> LIBRY	<input type="checkbox"/> ROADS
<input checked="" type="checkbox"/> ATTY	<input type="checkbox"/> M-101R	<input type="checkbox"/> SVCSTA
<input checked="" type="checkbox"/> ChkSEC	<input type="checkbox"/> M-101R	<input type="checkbox"/> V.A.
<input type="checkbox"/> DATA	<input type="checkbox"/> HGSQ	<input type="checkbox"/> Y.H.
<input type="checkbox"/> OTHER	<input type="checkbox"/> IERS	<input type="checkbox"/> U.I.
	<input type="checkbox"/> E. RINW	

APPR
CLERK
TX CO
ELECTN
SHER
PI/PUB

FEB 2 1988

COMMUNITY DEV
ST. LUCIE CO. FL

Mr. Terry L. Hess
Planning and Zoning Director
St. Lucie County Board of Commission
2300 Virginia Avenue
Fort Pierce, Florida 33482-5652

Harry Schmeckel
Director of Sewer Authority

Dear Mr. Hess:

Secretary Hodel has asked me to respond to your December 16, 1987, letter regarding the Coastal Barrier Resources Act (Act) as it affects the provision of public services on Hutchinson Island, Florida.

As noted in your letter, Federal assistance cannot be used to provide services to development within the two Coastal Barrier Resources System (System) units on Hutchinson Island, P10A (Blue Hole) and P11 (Hutchinson Island). You are concerned about extending water/wastewater service facilities through these System units to developed areas beyond the System.

You have raised two specific questions about the proposed service expansion in relation to the System units:

- 1) "Assuming that a wastewater transmission line was constructed entirely with non-federal monies from the developed portions of South Hutchinson Island to service those areas not included within CBRA Unit P-11 to the existing Ft. Pierce Utility Authority wastewater treatment plant facilities, would the construction and connection of this service line to these treatment facilities place the Authority in jeopardy of losing future federal support funds for the operation/upgrade of this system? It is conceivable that connections might be desirable from this service line to properties designated as Undeveloped Coastal Barriers."
- 2) "If the above scenario is not permissible, could restrictions be placed on this service line that it only serve those properties not included within a CBRA Unit?"

Similar questions have been raised by officials in Brevard County, Florida. As stated in the enclosed memorandum from Charles P. Raynor, Assistant Solicitor for Fish and Wildlife, to the Fish and Wildlife Service's Assistant Regional Director, "service could be extended through the unit only if (1) no federal funds are used to cover the cost of the sewer line through the unit, including not only construction costs, but future costs such as maintenance and repairs, and (2) service from the federally-funded plant to the CBRS unit is absolutely prohibited." Of course, if no federal funds

NOTE ON "ADDITIONS" TO RM 2-9-1
WAL
2-5-88

3504, prevents Federal agencies from funding or assisting activities outside of a CBRS unit that have as their purpose serving the unit. The County contends, however, that development of the South South Beaches area is likely to proceed whether or not sewer service is extended to the area and that it is economically unsound to serve the area south of the Coconut Point Unit with a separate wastewater treatment facility. Moreover, the County asserts that development in the absence of sewer service will be based on septic tanks or package plants, which will have significant adverse effects on water quality and shellfish. For these reasons, the County wishes to extend the service area of the existing facility both to and across the CBRS unit.

The EPA agreed with the County to consult with the Fish and Wildlife Service on a compromise sewer service plan. Under this plan, Brevard County would be authorized to provide sewer service from the existing wastewater facility to the area south of the CBRS unit subject to two principal conditions:

1. Construction of the sewer line through the CBRS unit will be limited to the existing right-of-way for U.S. Highway 1A.
2. No connections will be made to the sewer line through the unit and no service will be provided to support any existing or future development within the unit.

Although the EPA has not requested consultation on serving the CBRS unit itself, the County clearly is still interested in this issue. We therefore will consider it as well.

DISCUSSION

Section 5(a) of the CBRA provides, in pertinent part:

[e]xcept as provided in section 6, no new expenditures or new financial assistance may be made available under authority of any Federal law for any purpose within the Coastal Barrier Resources System

These purposes include, but are not limited to "the construction or purchase of any structure, appurtenance, facility or related infrastructure," section 5(a)(1), and clearly include sewage facilities such as sewage lines, H.R. Rep. No. 841, 97th Cong., 2d Sess. 15 (Sept. 21, 1982). Section 5 clearly prohibits Federal funding of the construction or purchase of structures or facilities within the CBRS, Sen. Rep. No. 419, 97th Cong., 2d Sess. 6-7 (May 26, 1982), but also prohibits Federal funding of activities outside the CBRS that have purposes within the CBRS, see May 23, 1986, letter from Gale A. Norton to Ruth M. Fountain, supra. Section 5 in no way prevents private or State or local government funding of activities with purposes within the CBRS. Sen. Rep. No. 419, 97th Cong., 2d Sess. 7 (May 26, 1982). Section 5 applies without regard

to whether a particular project is designed to benefit an area outside the CBRS. H.R. Rep. No. 928, 97th Cong., 2d Sess. 13 (Oct. 1, 1982).

Section 6 provides that, notwithstanding the general prohibition in section 5, a Federal agency may make Federal funds available for projects having purposes within the CBRS if the agency consults with the Secretary of the Interior and if the activity to be funded is covered by one of the specific exceptions set forth in section 6. Only two of the exceptions are directly applicable to the proposed extension of sewer service to the South South Beaches area. Section 6(a)(3) provides an exception for:

maintenance, replacement, reconstruction, or repair, but not the expansion, of publicly-owned or publicly-operated roads, structures, or facilities that are essential links in a larger network or system.

The section 6(a)(6)(F) exception is similar, except that it applies to roads, structures, or facilities whether or not they are essential links in a larger system and applies only if Federal funding of the activity would be consistent with the purposes of the CBRA.

Extension of Sewer Service to the Coconut Point Unit

Extension of sewer service from the existing Federally-funded facility to the Coconut Point Unit clearly would constitute Federal financial assistance for a purpose within the CBRS and therefore would be generally prohibited by section 5. Moreover, since the extension of service would constitute an expansion of a publicly-owned or operated structure or facility, it could not qualify under either section 6(a)(3) or 6(a)(6)(F) for an exception from the section 5 prohibition. Furthermore, no other section 6 exception covers the proposed extension of sewer service to the CBRS unit.

Brevard County has asked the Service to consider whether the environmental benefits that may ensue from the proposed extension could nonetheless justify an exception from the funding prohibition. The County contends that the South South Beaches area, including the CBRS unit, will be developed based upon septic tanks and package plants if sewer service is not extended to the area. These can result in detrimental environmental impacts, including water pollution and shellfish contamination. The County asserts that an exception from the CBRA Federal funding prohibition is warranted, because these adverse environmental impacts would be avoided if the South South Beaches area were linked up to the existing wastewater facility.

★ We acknowledge that such an exception might be sensible and even consistent with the purposes of the CBRA. The CBRA does not, however, contain such a general environmental cost-benefit

exception to the general funding prohibition. The only exceptions are those in section 6, and, as discussed above, none applies to the County's proposal.

Extension of Service Through the Coconut Point Unit to the South South Beaches Area

The EPA's request for consultation assumes correctly that service from the existing Federally-funded wastewater facility may not extend to the Coconut Point Unit. The EPA has instead asked whether a sewer line may be built through the Coconut Point Unit to serve the area south of the Unit. The EPA would require that the line be constructed on the existing right-of-way of U.S. Highway A1A and that no connections or service be allowed to the Unit.

This proposal may be implemented under CBRA only if no Federal funds or financial assistance are made available for the construction and future maintenance, replacement, reconstruction or repair of that portion of the line that is located within the boundaries of the Coconut Point Unit. Section 5 of the CBRA explicitly prohibits Federal expenditures or financial assistance for construction of facilities such as sewer lines within the CBRS. That the sewer line would serve or benefit only areas outside the CBRS is irrelevant. H.R. Rep. No. 928, 97th Cong., 2d Sess. 13 (Oct. 1, 1982).

The CBRA would not, however, prevent the County from serving the area south of the Coconut Point Unit via a non-Federally funded sewer line across the Unit. Such a scheme would involve neither Federal financial assistance within the CBRS nor Federal financial assistance to an activity for the purpose of serving development within a CBRS unit, each of which would be prohibited under section 5. Accordingly, the proposal referred to the Service by the EPA would not violate the CBRA prohibition on Federal funding, if EPA imposes a further condition requiring that no Federal funds will be made available for construction and future maintenance of the portion of the sewer line that would cross the CBRS unit.

Conclusion

The Coastal Barrier Resources Act prohibits the Environmental Protection Agency from allowing service from the existing Federally-funded South Beaches Regional Wastewater Facility to be extended to the Coconut Point Unit of the Coastal Barrier Resources System. The CBRA also prohibits the EPA from making Federal funds available for construction and maintenance of a new sewer line across the Unit. The EPA may, however, allow and fund extension of

service to the area south of the Unit, provided that no service is allowed from the new line to the Unit and provided further that no Federal funds are used for construction and maintenance of the portion of the line within the Unit.

For further advice please contact David Gayer (343-2172).

cc: Assistant Director, Fish and Wildlife Enhancement, FWS
Coastal Barriers Coordinator, FWS



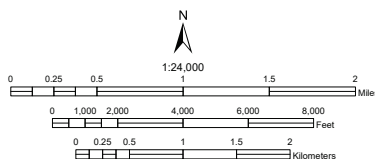
JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

Hutchinson Island Unit P11/P11P (1 of 2)

This map was produced by the U.S. Fish and Wildlife Service from a map dated March 16, 2016, that was made effective on December 21, 2018, via Public Law 115-358. The boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) on this map are identical to the boundaries on the map adopted by Public Law 115-358. This map supersedes all prior maps depicting the CBRS boundaries in this location.

The seaward side of the CBRS unit includes the entire sand-sharing system, including the beach and nearshore area. The sand-sharing system of CBRS units is normally defined by the 30-ft bathymetric contour. In large coastal embayments and the Great Lakes, the sand-sharing system is defined by the 20-ft bathymetric contour or a line approximately one mile seaward of the shoreline, whichever is nearer the coastal barrier.

For additional information about the Coastal Barrier Resources Act or CBRS, please visit www.fws.gov/cbra.



- System Unit Boundary
- Otherwise Protected Area (OPA) Boundary; OPAs are identified on the map by the letter "P" following the unit number
- - - Approximate State Boundary
- 36°54'00"N 2000-meter Universal Transverse Mercator grid values

Imagery Date(s): 2012
 Imagery Source(s): Florida Department of Transportation
 Coordinate System: Universal Transverse Mercator
 Zone 17 North
 North American Datum 1983



JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

Hutchinson Island Unit P11 (2 of 2)

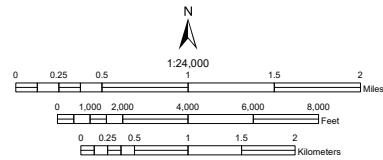
This map was produced by the U.S. Fish and Wildlife Service from a map dated March 10, 2016, that was made effective on December 21, 2018, via Public Law 115-358. The boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) on this map are identical to the boundaries on the map adopted by Public Law 115-358. This map supersedes all prior maps depicting the CBRS boundaries in this location.

The seaward side of the CBRS unit includes the entire sand-sharing system, including the beach and nearshore area. The sand-sharing system of CBRS units is normally defined by the 30-ft bathymetric contour. In large coastal embayments and the Great Lakes, the sand-sharing system is defined by the 20-ft bathymetric contour or a line approximately one mile seaward of the shoreline, whichever is nearer the coastal barrier.

For additional information about the Coastal Barrier Resources Act or CBRS, please visit www.fws.gov/cbra.

- System Unit Boundary
- Otherwise Protected Area (OPA) Boundary; OPAs are identified on the map by the letter "P" following the unit number
- - - Approximate State Boundary
- 3654000N 2000-meter Universal Transverse Mercator grid values

Imagery Date(s): 2012, 2013
 Imagery Source(s): Florida Department of Transportation
 Coordinate System: Universal Transverse Mercator Zone 17 North North American Datum 1983



 Outlook

Fwd: Clevenger Parcel - Utilities Inquiry

From Jennifer McGee <Jennifer.L.McGee@stlucieco.gov>

To Leslie Olson <Leslie.Olson@stlucieco.gov>; Patrick Dayan <Patrick.Dayan@stlucieco.gov>; Amy Griffin <Amy.Griffin@stlucieco.gov>; Mike Middlebrook <Mike.Middlebrook@stlucieco.gov>; George Landry <George.Landry@stlucieco.gov>


 2 attachments (19 KB)

image008.png; image008.png;

FYI per our discussion please see below email string related to CBRA zone issue and connection to FPUA.

Thanks,
Jenn

Sent from my iPad

Begin forwarded message:

From: Jennifer McGee </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP /CN=RECIPIENTS/CN=B79978AF31DD4A9E97B17327C00A021C-JENNIFER MC>
Date: September 16, 2019 at 8:10:00 AM EDT
Subject: FW: Clevenger Parcel - Utilities Inquiry

Just fyi

Jennifer McGee, PWS
Senior Environmental Planner
St Lucie County Environmental Resources Department



St. Lucie County Environmental Resources is committed to great service and your feedback is vital. Please take our short survey to let us know how we're doing.

www.StLucieCo.gov/CustomerSurveyERD

From: Daniel McIntyre

Sent: Monday, September 16, 2019 7:53 AM

To: Jennifer McGee <McGeeJ@stlucieco.org>

Cc: Mark Satterlee <satterleem@stlucieco.org>; Amy Griffin <griffina@stlucieco.org>

Subject: FW: Clevenger Parcel - Utilities Inquiry

From: GildanP@gtlaw.com <GildanP@gtlaw.com>

Sent: Friday, September 13, 2019 4:51 PM

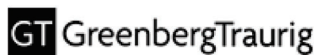
To: Daniel McIntyre <MCIND@stlucieco.org>
Cc: George Landry <LandryG@stlucieco.org>
Subject: RE: Clevenger Parcel - Utilities Inquiry

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Questions, call Customer Service at 772-462-2146.

Dan – Looks like the 1986 letter would apply (thought the current Administration/Dept. of Interior may have a different interpretation which might be worth requesting or having the County's lobbyists request). Another alternative that might be worth trying is to propose that any sewer connections in the restricted area repay a proportionate share of the original grant monies to the Dept. of Interior related to capacity to be used by these homes (and therefore argue that no federal funds were used to provide the service).

Phillip C. Gildan
Shareholder

Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East | West Palm Beach, FL 33401
T +1 561.650.7967 | F +1 561.655.6222
GildanP@gtlaw.com | www.gtlaw.com | [View GT Biography](#)



From: Daniel McIntyre [<mailto:MCIND@stlucieco.org>]
Sent: Friday, September 13, 2019 4:08 PM
To: Gildan, Phillip (Shld-WPB-CP) <GildanP@gtlaw.com>
Cc: George Landry <LandryG@stlucieco.org>
Subject: FW: Clevenger Parcel - Utilities Inquiry
EXTERNAL TO GT

From: Jennifer McGee <McGeeJ@stlucieco.org>
Sent: Friday, September 13, 2019 4:04 PM
To: Daniel McIntyre <MCIND@stlucieco.org>
Cc: Amy Griffin <griffina@stlucieco.org>; Benjamin Balcer <BalcerB@stlucieco.org>; Aimee Cooper <CooperA@stlucieco.org>
Subject: FW: Clevenger Parcel - Utilities Inquiry

Good afternoon Dan,

I was wondering if you could review and possibly meet to discuss an issue we are encountering with FPUA sewer connections as it relates to restrictions regarding the Coastal Barrier Resources Act. As detailed in the attached letter from 1986, the US Department of the Interior indicated FPUA could not allow connections to their sewer service mains for properties located within the designated CBRA Zone due to their previous use of federal funding. At least that is my understanding after reviewing the correspondence and speaking with FPUA staff. Given your historical knowledge with the County, I was hoping perhaps you may recall this issue arising before and may be able to offer to insight.

This came to our attention as we have received an application for a Category I wetland waiver for two parcels fronting S. Ocean Drive to develop a single family residence on septic (since FPUA instructed the applicant they would not be permitted to connect to their sewer main). ERD staff has concerns over installing a septic system in this location, as it is a Category I wetland that is directly connected to the Indian River Lagoon. This is especially concerning when FPUA has a central sewer service line located directly adjacent. As such, we would like to review these findings with you and find out if indeed this interpretation is correct and if so what actions we could explore to petition for an exemption or other action should the BOCC support such an endeavor to prevent adverse impacts to water quality in this area.

Thank you for your assistance,
Jenn

Jennifer McGee, PWS
Senior Environmental Planner
St Lucie County Environmental Resources Department



St. Lucie County Environmental Resources is committed to great service and your feedback is vital. Please take our short survey to let us know how we're doing.

www.StLucieCo.gov/CustomerSurveyERD

From: James Carnes [<mailto:jcarnes@fpu.com>]
Sent: Friday, September 13, 2019 3:29 PM
To: Jennifer McGee <McGeeJ@stlucieco.org>
Cc: Richard Mutterback <rmutterback@fpu.com>
Subject: FW: Clevenger Parcel - Utilities Inquiry

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Questions, call Customer Service at 772-462-2146.

Attached is the documentation highlighting our discussions from today.



JAMES CARNES III, P.E.
Supervising Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3472
772.468.2414 Fax

From: Richard Mutterback
Sent: Friday, September 13, 2019 12:23 PM
To: James Carnes <jcarnes@fpu.com>
Subject: FW: Clevenger Parcel - Utilities Inquiry

See below. I feel like you could explain FPUA's stance and future direction of allowing single family homes to connect better than I could, if you don't mind to give her a call.

Thanks,



Richard Mutterback
Environmental Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34947
772.466.1600 Ext. 3425
772.468.2414 Fax

From: Jennifer McGee [<mailto:McGeeJ@stlucieco.org>]
Sent: Thursday, September 12, 2019 3:41 PM
To: Richard Mutterback <rmutterback@fpu.com>
Cc: Amy Griffin <griffina@stlucieco.org>; Benjamin Balcer <BalcerB@stlucieco.org>
Subject: FW: Clevenger Parcel - Utilities Inquiry

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I was wondering if you would have a few moments to discuss the below email string. According to this applicant, FPUA will not allow connection to sewer for single family residential even though a force main is located directly adjacent to the parcel in question. I would like to discuss further the reasoning for this restriction or if there are any alternative options, as the applicant is requesting to place a new septic system within a Category I wetland which is directly connected to the Indian River Lagoon and staff has a great deal of concerns with this proposal when central sewer is available within such close proximity. My direct line is 772-462-3862.

Thanks,

Jenn

Jennifer McGee, PWS

Senior Environmental Planner

St Lucie County Environmental Resources Department



St. Lucie County Environmental Resources is committed to great service and your feedback is vital. Please take our short survey to let us know how we're doing.

www.StLucieCo.gov/CustomerSurveyERD

From: Bill Pittsley [<mailto:billp@mbveng.com>]

Sent: Wednesday, August 21, 2019 1:47 PM

To: Jennifer McGee <McGeeJ@stlucieco.org>

Subject: FW: Clevenger Parcel - Utilities Inquiry

Jen,

I found the correspondence regarding the FPUA Sewer. See Richard's comments below.

Regards,

Bill

William F. Pittsley III

Project Manager, MBV Engineering, Inc.

P: 772.569.0035 x121

From: Richard Mutterback <rmutterback@fpu.com>

Sent: Monday, March 25, 2019 3:43 PM

To: Bill Pittsley <billp@mbveng.com>

Subject: RE: Clevenger Parcel - Utilities Inquiry

Water is available. The only wastewater in that area is a 12" force main, and at this time FPUA does not allow residential homes to connect to force mains.



Richard Mutterback

Environmental Engineer

W/WW Engineering Department

Fort Pierce Utilities Authority

1701 S. 37th Street,

Fort Pierce, FL 34947

772.466.1600 Ext. 3425

772.468.2414 Fax

From: Bill Pittsley [<mailto:billp@mbveng.com>]

Sent: Monday, March 25, 2019 1:51 PM

To: Richard Mutterback <rmutterback@fpu.com>

Subject: Clevenger Parcel - Utilities Inquiry

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Richard,

Does FPUA have Water & Sewer service available at this location?

Property cards attached.

This is a proposed single-family on a double lot.

Bill

William F. Pittsley III

Project Manager, MBV Engineering, Inc.
1835 20th Street, Vero Beach, Florida 32960
P: 772.569.0035 x121 F: 772.778.3617
www.mbveng.com



Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)

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.

!

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.

!

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.

!

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.

!

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.

!

If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate the information.

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.

!

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.

!