Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2025-00006
West Orange Phase 1 - 4918 Orange Ave (UPDATED COMMENTS)

W/WW Engineering: Approved as noted,

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

Gas: Approved.

The Fort Pierce Utilities Authority (FPUA) Gas Department has reviewed the proposed *West Orange Planned Development* and notes this project represents an exceptional opportunity to create a **high-efficiency, energy-balanced community** that leverages the reliability and long-term cost savings of **natural gas** service.
As part of FPUA's ongoing initiative to partner with area developers, **FPUA is prepared to provide the natural gas infrastructure at no cost to the developer**, including:

- Installation of all required **gas mains and service lines** within the development
- **Free natural gas water heaters** for each unit
- Comprehensive design coordination and layout support to integrate gas into the site's utilities plan efficiently

In return, FPUA requests that each home utilize **natural gas for the water heater plus one additional appliance** (range, dryer, or similar). This simple inclusion allows the builder to realize substantial cost savings and design flexibility while delivering homes that are more energy-efficient, marketable, and resilient.
Key Benefits to the Developer & Builder (Con't pg 2)

- **Zero infrastructure cost:** Gas mains, services, and water heaters provided and installed at no charge.
- **Increased buyer appeal:** Homes marketed as "gas communities" consistently sell faster and at higher margins, appealing to buyers seeking energy efficiency and reliability.
- **Reduced electrical demand:** Gas water heating and cooking ease load on electrical infrastructure, reducing strain and potential upgrade costs.
- **Construction advantage:** Partnering early allows joint trenching with other utilities, eliminating future disturbance and keeping installation costs to a minimum.

Benefits to Homeowners & the Community

- **Lower monthly utility costs** and faster water-heater recovery times
- **Cooking with precision**—a major selling point for new homebuyers
- **Energy diversity and reliability** in the event of electrical outages
- **Environmental responsibility:** Natural gas burns cleaner than other fossil fuels, reducing carbon intensity and supporting community sustainability goals

FPUA believes this project can serve as a **model for energy-balanced residential design** within Fort Pierce. The utility is committed to full partnership through design, permitting, and construction phases to ensure seamless coordination and timely delivery.
Participation is voluntary under Florida law, but **the economic, practical, and marketing advantages are substantial.** FPUA encourages early coordination to maximize available incentives before final utility layouts are approved.

FPUAnet Fiber: **FPUAnet Approves.**