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November 11, 2020

Mayor William G. Thiess
2512 Lightlewood Lane
Fort Pierce, Florida 34946

Mr. Dale Reed
2811 North Indian River Drive
Fort Pierce, FL 34946

Mr. James Grimes
3203 North Indian River Drive
Fort Pierce, FL 34946

Mr. John Langel
2511 North Indian River Drive
Fort Pierce, FL 34946

Ms. Ingrid M. Van Hekken
304 Anchor Way
Fort Pierce, FL 34946

Mr. Timothy Ritter
2513 Lightlewood Lane
Fort Pierce, Florida 34946

RE: Town of St. Lucie Village

Gentlemen and Ms. Van Hekken:

Please accept the following as our attorney's report for the November 17th meeting.

1. Marshall and Clerk Positions. I drafted a list of Clerk qualifications and duties with input from Bill and Donna. A copy is enclosed. I am also enclosing copies of the draft Marshal Job Description and Application provided by Bill.

2. 2825 North Indian River Drive (VanCotthem). I had a meeting with Walter McBride, a prospective purchaser, regarding splitting the parcel located at 2825 North Indian River Drive into two separate lots, demolishing the existing structure, and the possibility of each lot having a dock. An email chain with emails to/from Bill, Carl, Scott, and Anne Sinnott are enclosed.

3. Ordinance 2020-1 (Business Hours for Alcohol Sales). Ordinance 2020-1 regarding regulating business hours for businesses serving alcohol is up for final reading. A copy of the Ordinance is enclosed.

4. 2304 N. U.S. 1 (Deese). You approved a building permit for the additional structure and the business license was granted on the understanding that they would come into compliance with landscaping. We provided the Landscaping Ordinance to them. This is agendaed in anticipation of a plan being submitted, and we have given them a reminder.

5. Parks MSTU/St. Lucie School. Please see enclosed Second Amended Budget which will be before you for approval. I'm also enclosing a previously shared memo as guidance regarding MSTU expenditures.

6. AC Annual Maintenance Proposals. Copies of Bill's email summary and the proposals are enclosed.

7. As-Built North Indian River Drive. Bill inquired with Stephen Cooper the pricing of three scenarios for as-built surveys on NIRD. A copy of their email exchange is enclosed.

8. River Woods Ditch/Park Entrance. The easement form was approved. I will follow up on any final revisions and securing execution.

9. All Aboard/Brightline. Bill received an email from George Andreassi at St. Lucie Voice, Vero News & Vero Beach regarding questions about the Brightline construction. A copy of their email exchange and the attachment are enclosed.

10. Zoning Queries. Robert Pruitt inquired about zoning of the cottages parcels for Caribee Colony and Indian River Lagoon Waterfront Cottages. A copy of our email exchange is enclosed.

There were a series of emails from Julie Snell at Adron Fence requesting information for a fence permit for 2821 and 2817 N Indian River Dr. I think that Carl has answered those questions.

As reported previously, Mary Fowler had inquired concerning 3233 and 3241 North Indian River Drive. I met with Ms. Fowler and anticipate bringing her request to you in December.

11. Lien Queries. We received three lien queries from Property Debt Research regarding three properties owned by Yeshua Grace Transformations LLC (the Northside Nursery properties). The properties were 3532 N Old Dixie Hwy, 3570 N US Hwy 1, and 3507 N Old Dixie Hwy. Copies of my response emails are enclosed.

12. Cargo/shipping Containers. We are checking status of these ordinances.

13. Records Management Compliance Statement. We received a letter from the Florida Department of State with a records management compliance statement for the fiscal year of 2019-2020. Copies are enclosed. We typically respond that we do not dispose of records.

14. 403 River Prado (Dill). We received a variance request with filing fee from Daniel and Andra Dill related to setbacks requirements at their property. A copy of their variance request is enclosed. This will be heard at a Board of Adjustment meeting in December.

15. Comprehensive Plan Amendment. We are following up on the map revisions.

16. Comcast Issue – NIRD Relocation Expense. The letter that Bill drafted got approved and was sent to Amy Smith at Comcast. A copy of the letter is enclosed.

17. Audit. You will recall that Mr. Hartley got back with us and provided a sample ordinance provision adopting minimum internal controls for a governmental district, and suggestions if there is minimum staff. We still need to consider this when we can.
I have made a note that you want to solicit other bids for the next audit.

18. Northside Nursery Variances. Do please see my responses to the lien queries.

19. 2450 N. U.S. 1 (Top Notch). I've reviewed and given Scott input on the Top Notch situation. You will need to address this at some point after we return to regular meetings.

20. Codification of Zoning Amendment. I need to move this forward with Florinda.

21. Vacation Rentals. My intention remains to bring this forward in the near future.

22. TNT Construction (Information Request). Ms. Kairalla is a realtor with TNT Construction, the company is requesting information regarding developmental approvals for 2018-2019, and they seem mostly concerned with residential development. I'll follow up on this item.

23. Sarasola Generator. I think that this is still under review.

24. Occupational Licenses. I am carrying forward this note that it is probably time to update and revise the governing Village ordinance.

25. North Indian River Drive Lighting. I understand that it's not actually time to re-agenda this item; so, I will defer until directed otherwise.

26. Ad Valorem Taxes and Budget. We have submitted the DR-487 to the Department of Revenue and I will drop this item.

27. Traffic Calming Devices/Signs for North Indian River Drive (NIRD). The Board approved a $1,254.39 expense on acquiring a speed hump. Installation of the speed hump will be done by the Village volunteers at no cost. I'll drop this item.

28. Return to In-person Meetings. I'll drop this item for now, but it's conceivable.

29. Insurance Premium. The Board decided to keep the same carrier and delete the smaller items and the quonset hut/shade tree to save $2,595. I will drop this item.

30. Referrals to Special Magistrate:

    a. 4050/4058 N US 1 (Zito)
    b. 2450 N US 1 (Top Notch Marine) – is under review
    c. 3429-3463 Old Dixie (Danks) – has been given notice
    d. 3100 N. US 1 (Sarasola)

Do feel free to call if there's anything you want to discuss with me before the meeting.

With best regards.

Yours very truly,

Richard V. Neill, Jr.

RVNjr/mk
Enclosures

cc: Donna Dennis, Clerk (w/encls.)
Scott Dennis (w/encls.)
Wesley Taylor (w/encls.)
Cathy Townsend (w/encls.)

Clerk

Qualifications:

City Charter

1. Shall be elected and serve for a two year term and until a successor is elected and/or qualified as provided by Statute or Ordinance.

2. Shall be bondable and before entering office, shall execute a bond in such amount as specified by statute or by the Board.

Election Ordinance

3. Shall have continuously resided or will have continuously resided therein for a period of 30 days prior to the date of any election.

Duties:

City Charter

1. Shall be custodian of the city seal and shall affix its impression on documents whenever it is required.

2. Shall act as and perform all of the duties of the City Treasurer unless the duties are otherwise assigned by resolution of the Board to the Deputy Clerk.

3. Shall take minutes of all meetings of the municipality, unless the duty is otherwise assigned by resolution of the Board to the Deputy Clerk.

4. Shall be custodian of all property, documents and records belonging to the City which are not assigned to the custody of some other officer.

5. Shall perform such other duties and functions as may be required by Statute, Ordinance, Resolution or directive of the Mayor or Board.

Resolution 86-1

~~6. Shall be custodian of the city seal and shall affix its impression on documents whenever it is required.~~

7. ~~Shall act as and perform all of the duties the City Treasurer unless and until a separate Treasurer is appointed.~~ Shall keep accounts showing all monies received and the source and disposition thereof. Shall not pay any bills unless directed to do so by the Board. Shall make a monthly financial report which shall be included in the official Minutes of the City.

8. ~~Shall take minutes of all meetings of the municipality~~. Shall transcribe the minutes and make copies for the next scheduled meeting of the municipality. Shall hand deliver or mail a copy of the transcribed minutes to the Mayor, each member of the Board, and the City Attorney at least one week prior to the next scheduled meeting.

~~9. Shall be custodian of all documents and records belonging to the City which are not assigned to the custody of some other officer.~~

10. Shall keep a record of ordinances, all licenses and permits issued and the payments thereof.

11. Shall keep and maintain a proper index to all documents and records kept.

12. Shall receive or pick up mail of the municipality at least two times per week. Shall advise the Mayor or Chairman of the Board of any important correspondence and shall answer any mail inquiry as directed by the Mayor or Board.

13. Shall maintain a listed and published telephone number.

14. Shall assist the budget planning committee in the preparation of an annual budget for the municipality by furnishing all figures and records.

15. Shall not give any official opinion or statement concerning city ordinances or policies except through direction of the Mayor or Board.

~~16. Shall perform such other duties and functions as may be required by Statute, Ordinance or directive of the Mayor or Board.~~

<u>Other Suggestions</u>

17. Shall be in charge of issuing annual notices for occupational licenses.

18. Shall be proficient on QuickBooks.

19. Shall be familiar with payroll and payroll taxes.

20. Shall answer surveys received from the State of Florida and others.

Job Description: Town of St. Lucie Village Marshal

General description

The Marshal of the Town of St. Lucie Village is appointed by the Town's Mayor, with the advice and consent of the Town's Board of Aldermen. The Marshal's primary responsibility is enforcement of the Town's ordinances under the direction of the Mayor and Board of Aldermen. The Marshal may be terminated by the affirmative vote of three members of the Board of Aldermen. The Marshal must be a resident of St. Lucie County, and preferably, a resident of St. Lucie Village.

Specific Duties

1. Make at least one complete, daily tour through all roads of the Town, preferably on a variable schedule, with a focus on any unsafe conditions or clear violations that may compromise the safety or health of Town residents. When notified that a resident will be out of town for an extended period, the Marshal will pay particular attention to that residence in making his or her rounds.
2. Report to the Mayor and Board on all code violation complaints, including photographs, notes, and an initial assessment of the validity of the complaint. Include a summary of the complaint and Marshal's assessment in the Marshal's Report at the next regular meeting of the Board of Aldermen.
3. Provide follow-up and support to the Mayor, Board of Aldermen and Village Attorney throughout any code enforcement process for code violations that require enforcement action.
4. Maintain records of all complaints and code enforcement activities as required by the Mayor and Board of Aldermen and to be compliant with State laws.
5. Notify the Town Building Official of any construction observed for which a Town Building Permit is not posted.
6. Serve as liaison with Sheriff's Department, including radio or other communication when appropriate and cooperation with Sheriff's Department activities within St. Lucie Village. The Marshal shall report all criminal or public safety issues requiring immediate response to 911 Call Center.
7. Maintain responsibility for proper display of American flag at the east end of Chamberlin Boulevard, including lowering to half-staff upon notification by the State of Florida and returning to full-staff upon expiration of the half-staff notice.
8. Attend all regular meetings of the Board of Aldermen and give a verbal presentation of a written report on the preceding month's activities related to the Marshal's duties.
9. Maintain the Town's Marshal cruiser, Sheriff's radio, camera, printer, and other equipment. Maintain records of all maintenance and purchasing expenses, with copies provided to the Town Clerk.

10. Maintain all Town road signs, including replacement of those damaged or missing and installation of new signs as directed by the Mayor and Board of Aldermen.
11. Serve any and all notices or papers that may need to be served on any resident or person within the Town, unless the Mayor or Board of Aldermen elect to use another process server.
12. Forward any public records request to the Clerk and assist in responding if necessary.
13. Answer to the Mayor and perform all reasonable requests made by the Mayor.

Minimum Qualifications

Applicants must have a Florida Driver's license; must be capable of walking moderate distances; must be capable of performing physical tasks, such as street sign installation; and must be able to prepare and present concise and complete written and oral reports to the Board of Aldermen. Applicants will preferably have, or must be willing to obtain (if required by the Board), a certification for completion of the Florida Association of Code Enforcement, Inc. course entitled "Fundamentals of Code Enforcement" and complete the continuing education requirements to maintain that certification. If the Board requires certification, any non-certified applicant/appointee will be given 18 months to complete the education requirements and receive the certification. The selected applicant must pass a background check before assuming the position of Village Marshal.

Compensation

The salary for basic duties, including all specific duties outlined above, but excluding those related to Code Enforcement training and substantial involvement in responding to a public records request, shall be $971 per month, or as amended by the Board of Aldermen.

Compensation for all Code Enforcement training (for time in attendance at initial training and at continuing educational to maintain certification) will be paid at the hourly rate of $25 per hour plus expenses and mileage.

If and when a more formalized approach to code enforcement (involving more time by the Marshal in prosecuting such matters) is adopted, additional compensation for the Marshal will be considered by the Board at that time.

In accordance with Resolution 2016-9, substantial time spent in responding to a public records request may be compensated at $25 per hour.

As a part-time employee of St. Lucie Village, there will be no designated holidays, vacation, or sick days for the Marshal. Absence from the Marshal duties for holidays, vacations, or sickness will not result in decreased pay; but the Mayor should be notified in advance of any such absences from the Marshal's regular duties.

Application for Village Marshal

Name: _____ Date: _____

Address: _____

_____

_____

Phone: _____ Email: _____

Code Enforcement training or certifications, if any

_____

_____

_____

_____

Other experience or education that would be beneficial in performing duties of the Marshal position

_____

_____

_____

_____

_____

In the space below, please state why you believe you would be a good candidate for the position of Village Marshal (attach additional sheets, if desired).

_____

_____

_____

_____

_____

_____

_____

Applicant Signature: _____

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, November 02, 2020 12:13 PM
To: Paul Sinnott
Cc: Scott Dennis; William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Laura Marotta
Subject: RE: 2825 NIRD lot split etc.
Attachments: Lot Size Dimension Table.pdf

Thanks, Anne.

On the lot split, we will get a drawing at some point. Based on discussions, I expect that one lot will be wide at the front and the other at the rear, and the houses to be located accordingly. I'll share when received.

Unless this lot has been split since 1995 (I don't think so), they have one "free subdivision" (to split into two lots without complying with the subdivision ordinance); but, they would need to meet the lot size/dimension requirements. That info is attached.

Again based on discussions, I don't see them agreeing to retain or incorporate the house—Mr. McBride is a builder and they intend to build their own homes on the lots. I could be wrong, but I think all concerned about the historic structure need to think about what can be done as far as relocating it.

Regards,

Richard

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: Paul Sinnott <psinnott0@gmail.com>
Sent: Monday, November 2, 2020 11:26 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Scott Dennis <scott.dennis@stlucievillagefl.gov>; William Thiess (william.thiess@stlucievillagefl.gov) <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta

<LMarotta@neillgriffin.com>
Subject: Re: 2825 NIRD lot split etc.

Sorry I forgot to mention the Florida Master Site File number/listing for this home is

8SL246 Terry House/2825 North Indian River Drive (contributing structure for historic district)

On Mon, Nov 2, 2020 at 9:36 AM Paul Sinnott <psinnott0@gmail.com> wrote:

Thank you for your inquiry, Richard. Yes, Mayor Thiess is correct that the model ordinance for historic preservation proposed for the Village in the early 1990s was rejected by the Board of Aldermen because it was deemed to be too restrictive. I agree with Mayor Thiess that the residence owner and the Village should make every effort to preserve this home either by requiring the structure be moved on elsewhere on the property, or by finding someone willing to move the structure. or by incorporating this structure into the home building plans as the Flickengers did.

About this home--
the Terry home at 2825 NIRD was listed on the National Register in December 1989 as one of the 34 contributing structures in the St. Lucie Village historic district. It was built in the 1920s and was a twin house to the home just to the south-- built by a retired sea captain to be sea and weather worthy.
The Janus 2003 historic resources of St. Lucie County lists this home among SLV historic resources and national register listed contributing structures.

I too have questions about the proposed lot subdivision especially since this would create two structures along the waterfront/drive as opposed to previous subdivisions which have placed a home in the back property, not along the drive. What is the minimum frontage required for for a waterfront buildable lot? Is this sthe same frontage required for building a dock?

Please let me know if I can assist in any other way,
Anne

On Mon, Nov 2, 2020 at 8:53 AM Richard V. Neill, Jr. <RNeillJr@neillgriffin.com> wrote:

Scott,

I don't think that being on the register restricts a private property owner but I am copying Anne Sinnott so she can weigh in on the issue.

Richard

Richard V. Neill, Jr., of

Neill Griffin Marquis, PLLC

Post Office Box 1270

Ft. Pierce, FL 34954

Telephone: 772-464-8200

Fax: 772-464-2566

rneilljr@neillgriffin.com

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From: Scott Dennis <scott.dennis@stlucievillagefl.gov>
Sent: Saturday, October 31, 2020 2:41 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Re: 2825 NIRD lot split etc.

Is this house on the registry? I thought I recall it being on the list of historic homes. Not sure if just in the Village's eyes or something official.

On Oct 30, 2020 3:34 PM, "Richard V. Neill, Jr." <RNeillJr@neillgriffin.com> wrote:

Bill and Carl,

Carl is probably already aware, but I wanted to mention, that I had spoken to Walt McBride and Danny Massa (who are copied on this email) and that, if they can, they are planning to acquire the property at this address, split the lot between themselves, demolish the existing residences (unless someone wants to take/move the structures), build residences for themselves, and build a dock for each lot.

On that last point, based on the frontage on the river, I told them that I didn't see how there could be two docks but that I also didn't see any restriction on the two lot owners agreeing to share a dock—provided it is not rented.

On the lot split, I had already told Mr. McBride that I did not see any reason they could not divide that property into two lots. That does assume something like the split Walt proposed in an earlier drawing where each lot meets the dimensional requirements, including in relation to road frontage.

I also told them that we do not have a historic preservation ordinance but that the Board must approve any demolition permit and that I thought that the historic nature of the existing structure would be a topic of discussion. As indicated, Mr. McBride doesn't have a problem with someone moving the structure as

opposed to them just demolishing it. It was, however, apparent that, to proceed with closing on their real estate contract, they really need to know that they can demolish the existing residences.

I advised that the only way to be sure would be to get a demolition permit approved. We discussed that, likely, the owner would have to make the application but they could talk to Carl about that.

Anyway, do please expect that we will have these matters on the agenda and/or Building Official's Report in November.

Regards,

Richard

Richard V. Neill, Jr., of

Neill Griffin Marquis, PLLC

Post Office Box 1270

Ft. Pierce, FL 34954

Telephone: 772-464-8200

Fax: 772-464-2566

rneilljr@neillgriffin.com

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ORDINANCE 2020-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, REGULATING THE BUSINESS HOURS OF BUSINESSES WHICH SERVE ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION TO TO REQUIRE SUCH BUSINESSES TO CLOSE AT 11:00 P.M. IN THE EVENING AND NOT TO REOPEN FOR BUSINESS UNTIL 7:00 A.M. IN THE MORNING OR 1:00 P.M. ON SUNDAYS.

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida has not previously regulated the business hours of businesses which sell alcoholic beverages within the municipal limits for on-premises consumption; and,

WHEREAS, prospective purchasers of commercial properties located within the Village's municipal limits have asked the Board of Aldermen about business hours; and,

WHEREAS, it appears to the Board of Aldermen that specifying the permitted business hours of those businesses which sell alcoholic beverages for on-premises consumption is appropriate; and,

WHEREAS, Ordinance 87-7, the "Nuisance Ordinance", limits noise on commercial properties during the hours of 11:00 p.m. to 7:00 a.m., and until 1:00 p.m. on Sunday; and,

WHEREAS, similarly limiting business hours of businesses which sell alcohol for on-premises consumption is both consistent with the residential nature of the Town of St. Lucie Village, Florida, and would

promote the health, safety and welfare of its residents and those doing business and traveling through the Town of St. Lucie Village, Florida.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. Businesses which sell alcoholic beverages for on-premises consumption within the municipal limits of the Town of St. Lucie Village, Florida, shall close at or before 11:00 p.m. in the evening and remain closed until 7:00 a.m. the following morning, except on Sundays, when the businesses shall remain closed (from 11:00 p.m. on Saturday) until 1:00 p.m. Sunday afternoon.

2. This Ordinance shall be effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this _____ day of _____, 2020.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By:_____
Donna Dennis, Clerk

I, Donna Dennis, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2020-1** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this _____ day of _____, 2020.

_____

Donna Dennis, Clerk

SECOND AMENDED

BUDGET -- PARKS MSTU

10/1/20 -- 9/30/2021

Approved:_____

Revenues:

Balance Brought Forward as of 9/30/2020		$ 87,161.72
Deposit - SLC		$ 15,000.00
Total Revenues and Balance:		**$ 102,161.72**

Expenditures:

Reimburse SLV for funds advanced for capital improvements at St. Lucie School (see materials attached to Amended Budget)		$10,000.00
Reimburse St. Lucie School Board for funds expended for capital improvements (see materials attached to Amended Budget)		$4,440.47
Additional capital improvements at St. Lucie School:		
AC unit for north classroom	$5,000.00	
AC unit for social hall west wall	$6,000.00	
Atic insulation over classroom	$2,500.00	
Roof repair	$7,367.00	
		$20,867.00
Anchor Way Park Entrance:		
Culvert	$1,900.00	
Gate	$1,998.00	
Paving	$11,048.00	
		$14,946.00
Ending Balance		$51,908.25
Total expenditures and Balance:		**$102,161.72**

MEMO

TO: Mayor and Board of Aldermen
FROM: RVNjr/hg
DATE: 12/9/13
RE: St. Lucie Village - Parks Funds

==========

You are going to be considering an expenditure of funds from the Parks MSTU account and I wanted to give you some background.

When we adopted the MSTU, the understanding was that funds would be used for recreation related capital improvements at St. Lucie School (owned by the School Board), capital improvements at park properties acquired by grants, recreational improvements at the Village Hall, or acquisition of park property.

The County Ordinance providing for the County Parks Municipal Service Taxing Unit specifies that the taxes raised shall be used "solely for the purpose of providing parks and recreational facilities . . . but not limited to land acquisition, planning, facility construction, equipment, and other capital costs". Our ordinance, adopted after the County, references the County Ordinance but not specifically the limitations.

The Interlocal Agreement, subsequently entered, however, includes the Village's agreement to spend proceeds "only on park capital projects as approved by the Board of Aldermen", with the Village agreeing to provide a list of capital park projects funded on request and further agreeing "not to spend the MSTU proceeds on normal

operating or maintenance needs or on capital projects that are not directly related to parks".

In relation to the work the County did at the Heritage Park, we agreed by interlocal to apply parks funds for materials used in fencing, establishing parking lots, picnic tables, signs, nature trail, boardwalks, etc.

As we began to discuss applying funds to the school, I asked for (the County Attorney) Dan McIntyre's clarification (restoring a classroom was one item mentioned), and he simply stated that, "if the School Property is used for recreation", MSTU funds could be spent on it, subject to the use limitation in the County Ordinance.

The Village Board subsequently discussed application of the funds for things such as "replacing a roof or ceiling or kitchen", as being "close enough to be a capital expenditure". It was noted that such expenditures would, however, need to be "approved by the Board of Aldermen and have a separate budget".

During 2006, one subject of discussion was putting together a list of items and cost estimates, as well as the need for a separate budget.

The 2006-2007 budget included only the reimbursement to the County of Heritage Park related expense; and, discussion continued about putting together a list of items and estimates. Ultimately the 2006-2007 parks budget was amended to include $9,000.00 for replacement of ceilings, upgrading kitchen, replacement of windows and other miscellaneous matters.

Discussion of getting a list and doing a budget for 2007-2008 continued into 2008 itself. The Board identified various expenses

deemed appropriate, some of which had already been done, and some of which were based on estimates. In July, we approved the 2007-2008 Parks MSTU Budget, which included air-conditioning, finish surface, light meeting room, repair A/C unit, sprinkler system, shutters and Village Hall improvements.

For 2008-2009, we adopted a budget reflecting no anticipated expenditure because none was anticipated at budget time, but subsequently spent monies. We went back and adopted an appropriate budget and approved the expenditures; however, I have since suggested that nothing further be spent from the parks funds absent prior approval and appropriate budgeting and accounting.

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, November 02, 2020 8:34 AM
To: Laura Marotta
Subject: FW: AC Proposals
Attachments: SLV TOWN HALL AND SCHOOL BASIC SCOPE.pdf; SLV TOWN HALL AND SCHOOL EXPANDED SCOPE.pdf; ST LUCIE VILLAGE TOWN HALL 10-9-20.pdf; ST LUCIE VILLAGE SCHOOL 10-9-20.pdf

Importance: High

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Saturday, October 31, 2020 11:37 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>
Cc: psinnott0@gmail.com
Subject: AC Proposals

Richard & Donna,

Attached are the proposals for AC maintenance from Grimes and Seacoast. Annual costs are summarized as follows:

	Town Hall	School	Both
Grimes Basic Scope	$920	$1,680	$2,600
Grimes Expanded Scope	$920	$1,680	$2,600
Seacoast Basic Scope	$784	$1,680	$2,464
Seacoast Expanded Scope	$884	$1,952	$2,836

Please put this on the November agenda.

Thanks,

Bill

SEA COAST AIR CONDITIONING & SHEET METAL, INC.
3108 INDUSTRIAL 31st ST
FORT PIERCE, FL. 34946
(772) 466-2400
FAX (772) 448-4416

PROPOSAL

St. Lucie Village School
2501 N. Old Dixie Hwy.
Ft Pierce, FL 34946

October 23, 2020

Labor and Material to Service (5) A/C system four times a year.

To include :

A. Check refrigerant charges
B. 10% discount on repaires
C. Check for oil and refrigerant leaks
D. Check electrical operations
E. Check amperage draws
F. Check thermostat operation
G. Performance sheets filled out on units
H. Lubricate motors as needed
I. Check evaporator coil and condensing coil
J. Clear condensate drain line
K. Replace filters included

Per Visit	$420.00
Total for year	$1,680.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature_____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and herby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature_____ Date _____

SEA COAST AIR CONDITIONING & SHEET METAL, INC.
3108 INDUSTRIAL 31st ST
FORT PIERCE, FL. 34946
(772) 466-2400
FAX (772) 448-4416

PROPOSAL

St. Lucie Village Town Hall
2841 N. Old Dixie Hwy.
Ft Pierce, FL 34946

October 23, 2020

Labor and Material to Service (2) A/C system four times a year.

To include :

A. Check refrigerant charges
B. 10% discount on repaires
C. Check for oil and refrigerant leaks
D. Check electrical operations
E. Check amperage draws
F. Check thermostat operation
G. Performance sheets filled out on units
H. Lubricate motors as needed
I. Check evaporator coil and condensing coil
J. Clear condensate drain line
K. Replace filters included

Per Visit	$196.00
Total for year	$784.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature_____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and herby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature_____ Date _____

GRIMES HEATING & AIR CONDITIONING

3054 N. U.S. #1
FORT PIERCE, FL 34946
PHONE: 772-461-8711 FAX 772-461-8722

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO	PHONE	DATE
SAINT LUCIE VILLAGE	305-710-7738	October 9, 2020
STREET	JOB NAME	REVISED 10/28/2020
2509 OLD DIXIE HWY	A/C MAINTENANCE PROPOSAL	
CITY,STATE AND ZIP CODE	JOB LOCATION	
FORT PIERCE, FLORIDA 34946	SCHOOL	
CONTACT	DATE OF PLANS	EMAIL
ATTN: DONNA DENNIS	QUARTERLY	DONNA.DENNIS@STLUCIEVILLAGEFL.GOV
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:		WILLIAM.THIESS@STLUCIEVILLAGEFL.GOV

TO PROVIDE QUARTERLY MAINTENANCE AND FILTER SERVICE ON (4) SPLIT A/C SYSTEMS AND ONE (1) BARD WALL HUNG UNIT

MAINTENANCE INCLUDES: FOUR (4) INSPECTIONS PER YEAR, CHECK GENERAL CONDITION OF EQUIPMENT, PROVIDE ALL NECESSARY LUBRICATION OF SYSTEMS, CHECK EVAPORATOR AND CONDENSER COIL FOR DETERIORATION AND DIRT **(SPRAY & BRUSH E-VAP COILS WITH CLEANER)**, CHECK MOTORS AND ALL MOVING PARTS **(OIL AS NECESSARY)**, CLEAN OUT CONDENSATE LINES, TREAT CONDENSATE PANS WITH "VIPER" CLEANER, CHECK ALL ELECTRICAL CONNECTIONS, THERMOSTATS, OPERATION OF HEATING SYSTEMS, AMPERE DRAW TO ASSURE PROPER OPERATION, CHECK SAFETY DEVICES, TEMPERATURE DIFFERENTIALS (**REFRIGERANT NOT INCLUDED**), CHANGE ALL FILTERS (**FILTERS ARE INCLUDED**), ADVISE OWNER OF REPAIRS OR REPLACEMENTS IF NECESSARY WITH A TEN (10%) DISCOUNT ON PARTS AND LABOR.

FULL MAINTENANCE WITH FILTERS - (4) TIMES PER YEAR = $420.00 PER VISIT

*****INSPECTION SHEETS PROVIDED EVERY QUARTER WITH INVOICING*****

ANNUAL TOTAL = $1,680.00

FILTER SIZES: (1) 24 X 24 X 1 STD PLT, (1) 16 X 25 X 1 STD PLT
(2) 20 X 20 X 1 STD PLT, (2) 36 X 18 X 1 GRL PLT

Please Note: This maintenance check-up will not warrant against breakdowns, but should prolong the life of the equipment and help avoid expensive repairs. Preventative maintenance will help equipment to run at maximum efficiency and performance.

WE HEREBY PROPOSE: TO FURNISH MATERIAL AND LABOR-COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

PAYMENT TO BE MADE AS FOLLOWS:

QUARTERLY DOLLARS $ **$420.00**

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMAN-LIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXCUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

ROBERT ALLEN - GENERAL MANAGER
AUTHORIZED SIGNATURE
ROBERT ALLEN - CM

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

DATE OF ACCEPTANCE _____ SIGNATURE _____

SEA COAST AIR CONDITIONING & SHEET METAL, INC.
3108 INDUSTRIAL 31st ST
FORT PIERCE, FL. 34946
(772) 466-2400
FAX (772) 448-4416

PROPOSAL

St. Lucie Village Town Hall
2841 N. Old Dixie Hwy.
Ft Pierce, FL 34946

October 23, 2020

Labor and Material to Service (2) A/C system four times a year.

To include :

A. Check refrigerant charges
B. Check operation of heating systems
C. Check for oil and refrigerant leaks
D. Check electrical operations
E. Check amperage draws
F. Check thermostat operation
G. Performance sheets filled out on units
H. Lubricate motors as needed
I. Spray and brush evaporator coil with coil cleaner
J. Treat condensate pan with algicide tablet
K. Clear condensate drain line
L. Replace filters included.
M. Replace belt 1x a year

Per Visit	$221.00
Total for year	$884.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Fred Davis

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and herby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature_____ Date _____

SEA COAST AIR CONDITIONING & SHEET METAL, INC.
3108 INDUSTRIAL 31st ST
FORT PIERCE, FL. 34946
(772) 466-2400
FAX (772) 448-4416

PROPOSAL

St. Lucie Village School
2501 N. Old Dixie Hwy.
Ft Pierce, FL 34946

October 23, 2020

Labor and Material to Service (5) A/C system four times a year.

To include :

A. Check refrigerant charges
B. Check operation of heating systems
C. Check for oil and refrigerant leaks
D. Check electrical operations
E. Check amperage draws
F. Check thermostat operation
G. Performance sheets filled out on units
H. Lubricate motors as needed
I. Spray and brush evaporator coil with coil cleaner
J. Treat condensate pan with algicide tablet
K. Clear condensate drain line
L. Replace filters included.

Per Visit	$488.00
Total for year	$1,952.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Fred Young

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and herby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature_____ Date _____

GRIMES HEATING & AIR CONDITIONING

3054 N. U.S. #1
FORT PIERCE, FL 34946
PHONE: 772-461-8711 FAX 772-461-8722

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO	PHONE	DATE
SAINT LUCIE VILLAGE	**305-710-7738**	**October 9, 2020**
STREET	JOB NAME	**REVISED 10/28/2020**
2509 OLD DIXIE HWY	**A/C MAINTENANCE PROPOSAL**	
CITY,STATE AND ZIP CODE	JOB LOCATION	
FORT PIERCE, FLORIDA 34946	**TOWN HALL**	

CONTACT	DATE OF PLANS	EMAIL
ATTN: DONNA DENNIS	**QUARTERLY**	**DONNA.DENNIS@STLUCIEVILLAGEFL.GOV**
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:		**WILLIAM.THIESS@STLUCIEVILLAGEFL.GOV**

TO PROVIDE QUARTERLY MAINTENANCE AND FILTER SERVICE ON TWO (2) A/C SYSTEMS

MAINTENANCE INCLUDES: FOUR (4) INSPECTIONS PER YEAR, CHECK GENERAL CONDITION OF EQUIPMENT, PROVIDE ALL NECESSARY LUBRICATION OF SYSTEMS, CHECK EVAPORATOR AND CONDENSER COIL FOR DETERIORATION AND DIRT **(SPRAY & BRUSH E-VAP COILS WITH CLEANER)**, CHECK MOTORS AND ALL MOVING PARTS **(OIL AS NECESSARY)**, CLEAN OUT CONDENSATE LINES, TREAT CONDENSATE PANS WITH "VIPER" CLEANER, CHECK ALL ELECTRICAL CONNECTIONS, THERMOSTATS, OPERATION OF HEATING SYSTEMS, AMPERE DRAW TO ASSURE PROPER OPERATION, CHECK SAFETY DEVICES, TEMPERATURE DIFFERENTIALS (**REFRIGERANT NOT INCLUDED**), CHANGE ALL FILTERS / BELTS (**FILTERS/BELTS INCLUDED**), ADVISE OWNER OF REPAIRS OR REPLACEMENTS IF NECESSARY WITH A TEN (10%) DISCOUNT ON PARTS AND LABOR.

FULL MAINTENANCE WITH FILTERS/BELTS - (4) TIMES PER YEAR = $230.00 PER VISIT

*****INSPECTION SHEETS PROVIDED EVERY QUARTER WITH INVOICING*****

ANNUAL TOTAL = $920.00

FILTERS: (4) 16 X 22 X 1 STD PLT & (1) 14 x 14 x 1 STD PLT
BELTS: (1) A-46

Please Note: This maintenance check-up will not warrant against breakdowns, but should prolong the life of the equipment and help avoid expensive repairs. Preventative maintenance will help equipment to run at maximum efficiency and performance.

WE HEREBY PROPOSE: TO FURNISH MATERIAL AND LABOR-COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

PAYMENT TO BE MADE AS FOLLOWS: **QUARTERLY** DOLLARS $ **$230.00**

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMAN-LIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXCUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN"S COMPENSATION INSURANCE.

ROBERT ALLEN - GENERAL MANAGER
AUTHORIZED SIGNATURE
ROBERT ALLEN - CM

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

DATE OF ACCEPTANCE _____ SIGNATURE _____

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, November 02, 2020 12:31 PM
To: William Thiess
Cc: Donna Dennis; Laura Marotta
Subject: RE: As-Built for NIRD

From: Stephen Cooper <scooper@scpeinc.com>
Sent: Thursday, October 29, 2020 4:54 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Subject: RE: As-Built for NIRD

Pricing for the items;

1. 1K ($1,000)
2. 3K ($3,000)
3. 8K ($8,000)

That does include a little time for me. Alex swamped and may not be able to get to it for a month or 2. Please let me know which way the Board wants to pursue and I'll provide a formal proposal.

Attached is my final invoice for the PGD CEI for $520. Budget amount was 2K so that's $1480 under budget. Please process for payment at your earliest convenience.

Thx

Stephen Cooper, P.E.
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952
(772) 336-2933 office
(772) 263-3904 cell

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Tuesday, October 27, 2020 9:23 PM
To: Stephen Cooper <scooper@scpeinc.com>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Scott Dennis <scott.dennis@stlucievillagefl.gov>
Subject: As-Built for NIRD

Steve,

I discussed getting some as-built survey for North Indian River Drive with our Board of Aldermen at tonight's Village meeting. They would like to have prices for the three scenarios below:

1. From the north edge of Chamberlin Boulevard to the north property line of 3011 NIRD, a distance of approximately 320 feet. This is the north area where we set design grades for the pavement. Stationing should be on 50-foot intervals and should correspond to stationing on the paving plans.

2. From the south limit of the previous paving work in front of the Hoskins/Bals properties (south property line of 2925 NIRD) to the south property line of 2611 NIRD, a distance of approximately 1450 feet. This is the southern area of NIRD where we set design grades for the pavement. Stationing should be on 50-foot intervals and should correspond to stationing on the paving plans.

3. The entire length of North Indian River Drive from the north dead end to the south dead end, a distance of approximately 4,855 feet. This would include items 1 and 2 above.

At each station, we would want elevations at the west edge of pavement, the center of the road, and the east edge of pavement.

I think the Board is very interested in Item No. 1, as that seems to be an area that has been more subject to tidal flooding than we expected. They may be interested in Item No. 2 depending on the price, but we do not seem to be experiencing flooding issues there. Item 3 is a long shot for approval, but I think it would be easy for Alex to put together costs for all three scenarios because it will be primarily a function of length plus mobilization costs. I measured the lengths above on the Property Appraisers' online maps, but you or Alex may want to verify them. I think they are reasonably accurate.

Thanks,

Bill

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, November 02, 2020 8:33 AM
To: Laura Marotta
Subject: FW: Brightline signal installation in St. Lucie Village

From: George Andreassi <georgea32963@gmail.com>
Sent: Saturday, October 31, 2020 12:59 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Re: Brightline signal installation in St. Lucie Village

Thank you Bill!

I greatly appreciate your help!

Thanks again,
George A.

On Fri, Oct 30, 2020 at 5:14 PM William Thiess <william.thiess@stlucievillagefl.gov> wrote:

> George – Please see attached.
>
> Bill
>
> ---
>
> **From:** George Andreassi <georgea32963@gmail.com>
> **Sent:** Thursday, October 29, 2020 11:16 AM
> **To:** Donna Dennis <donna.dennis@stlucievillagefl.gov>; William Thiess <william.thiess@stlucievillagefl.gov>
> **Subject:** Re: Brightline signal installation in St. Lucie Village
>
> Also, please email me any complaints St. Lucie Village received about the signal work at the railroad crossings in the village?
>
> On Thu, Oct 29, 2020 at 11:11 AM George Andreassi <georgea32963@gmail.com> wrote:
>
> > Hi Bill, Donna,
> >
> > I would appreciate it if you would please get back to me with answers to these five questions by close of business Friday, Oct. 30.
> >
> > Q: What's going on with the Brightline railroad construction in St. Lucie Village?
> >
> > Q: What do you think about the new railroad crossing signals and control boxes being installed at the Rouse Road, Torpey Road and Milton Road railroad crossings in St. Lucie Village?

Q: What has Brightline told St. Lucie Village about their construction plans for the railroad crossings in St. Lucie Village?

Q: What is St. Luce doing to prepare for Brightline's construction at railroad crossings in St. Lucie Village?

Q: Anything else you can tell me about Brightline's installation of new railroad crossing signals, Brightline's plans to ramp up construction at the railroad crossings in St. Lucie Village and what St. Lucie Village is doing to prepare?

Thank you,

George A.

George Andreassi

Reporter

St. Lucie Voice, Vero News & Vero Beach 32963

georgea32963@gmail.com

772-577-9953

http://stlucievoice.com/

http://veronews.com/

http://www.vb32963online.com/

Q: What's going on with the Brightline railroad construction in St. Lucie Village?

Brightline's contractor (HSR) is installing new signal and control equipment at several of our crossings, they but have not yet begun laying tracks or working on tracks or pavement within the crossings.

Q: What do you think about the new railroad crossing signals and control boxes being installed at the Rouse Road, Torpey Road and Milton Road railroad crossings in St. Lucie Village?

No thoughts, other than we hope they provide the level of safety for vehicular and pedestrian traffic that Brightline has promised and the Federal Railroad Administration (FRA) has recommended.

Q: What has Brightline told St. Lucie Village about their construction plans for the railroad crossings in St. Lucie Village?

Brightline is not communicating directly with St. Lucie Village at this point. We do receive the emailed Brightline Construction Advisories listing their ongoing work, but their current work on signal and control devices at Village crossings has not been mentioned on those advisories. We are in communication with St. Lucie County and County staff is keeping us informed on permits and schedules.

Q: What is St. Luce doing to prepare for Brightline's construction at railroad crossings in St. Lucie Village?

We have expressed our need to obtain plans for temporary detours around the crossing work and are waiting for those plans. Once we receive detour plans and schedules, we will get that information to our residents.

Q: Anything else you can tell me about Brightline's installation of new railroad crossing signals, Brightline's plans to ramp up construction at the railroad crossings in St. Lucie Village and what St. Lucie Village is doing to prepare?

Our primary focus is working with St. Lucie County staff to assure that all necessary safety features are incorporated into Brightline's signals and controls. The County's Safety Consulting Engineer, George Gavalla, has made specific recommendations that pertain to crossings in St. Lucie Village. These include installing quad gates at the Shimonek Road crossing instead of two long gates to avoid trapping vehicles between the gates, but we also understand that the FRA will not require quad gates at this crossing. Mr. Gavalla also suggests equipping all crossings in the County with remote Health Monitoring (RMH) to automatically slow trains down if the crossing is not clear and that the RHM system provide notification to the train dispatcher and/or railroad maintenance personnel each time a crossing malfunction or false activation is detected so that signal malfunctions are detected and remediated as quickly as possible.

Complaints St. Lucie Village received about the signal work at the railroad crossings in the village.

We have not yet received any complaints regarding the signal and crossing work.

Richard V. Neill, Jr.

From: Richard V. Neill, Jr.
Sent: Wednesday, October 28, 2020 4:43 PM
To: 'Kimberly Pruitt'; robert pruitt
Cc: Schwererlaw; William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Laura Marotta
Subject: RE: Zoning at Cottages

Robert,

Let me give you the quick, and general response, and then you might have some follow up questions.

The parcels are zoned R-1 which is designated for single family residential use. The use codes are simply references to use employed by the Property Appraiser and do not reflect the Village's land use or zoning categories.

The density currently permitted in the R-1 Zoning District is two lots per acre. Of course, the lots are subject to not just size requirements but dimensional and frontage requirements, and any construction is subject to setbacks.

The specific details and requirements are contained in the Zoning Ordinance which is posted, with all amendments, on the Village's website at stlucievillagefl.gov.

I'd suggest consideration of the description of R-1 Zoning category, the Permitted Use Table, and the Lot Size and Dimensional Requirements Table, all included in the Ordinance.

If, after you take a look at that, you have further or more particular questions, I would be happy to try to give you more specific responses.

Sincerely,

Richard

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

CONFIDENTIALITY

The information contained in this e-mail, including any attachments, is privileged and confidential, intended only for the use of the individual or entity to whom it is directed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this e-mail or any attachment is strictly prohibited. If you have received this transmittal in error, please reply to the sender that you have received it in error and then delete it. Thank you.

From: Kimberly Pruitt <Kimberly.Pruitt@pruittindustrial.com>
Sent: Wednesday, October 28, 2020 4:22 PM
To: robert pruitt <robert.pruitt@pruittindustrial.com>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Schwererlaw <schwererlaw@aol.com>
Subject: RE: Zoning at Cottages

Property use codes
0100 = RES LD 3-7 UNITS PER ACRE
0800 = APTS 10 UNITS OR LESS LOT
0000 = VACANT RES LOT

Sent from Mail for Windows 10
Kimberly Pruitt
President
Pruitt Industrial Electrical Contractor LLC
Kimberly.pruitt@pruittindustrial.com
(772) 349-2206

From: robert pruitt
Sent: Tuesday, October 27, 2020 11:35 AM
To: Richard V. Neill, Jr.
Cc: Schwererlaw; Kimberly Pruitt
Subject: Zoning at Cottages

Richard,

Can you supply me with the zoning requirements/allowances for the cottages parcels for caribee colony and Indian river lagoon waterfront cottages

Use code 0000
Use code 0800
Use code 0100

I am trying to verify how they would be currently zoned and what is allowed per Village Zoning currently on all parcels.

Robert Ren Pruitt
Project Manager
Pruitt Industrial Electrical Contractors LLC
772-349-0702
http:Pruittindustrial.com

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, October 30, 2020 2:14 PM
To: Chester LP
Cc: William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Carl Peterson; Scott Dennis; Laura Marotta
Subject: RE: Request for (CITY): 3532 N OLD DIXIE HWY - Order ID: 919048 -- Parcel ID 1428-210-0010-000-5

Good afternoon,

I am the town attorney for St. Lucie Village and the query below was directed to me.

I am advised that there are no pending liens or open permits; and, I am sending this email to confirm that statement.

Concerning code violations, there are none which have resulted in Village action yet, but it is apparent that this parcel (Parcel ID 1428-210-0010-000-5) is zoned residential on the east side (of the line running north-south between US 1 and Old Dixie), and commercial on the west side, and that commercial use encroaches on the residentially zoned property, which is not permitted under the Village's Zoning Ordinance. I believe that a variance had been granted at one point to a prior owner which would have allowed that use, but I don't believe that's in force anymore.

That is the only potential issue of which we are aware, but I do need to caution that my advice in this regard does not mean that there are no other code or ordinance violations—just that the Village is not aware of any.

Concerning utilities, please contact Fort Pierce Utilities Authority which would supply electricity. On this property, the garbage service for the residence would also be billed through the UA. Garbage service for the commercial portion of the property would be privately contracted.

In relation to assessments, St. Lucie Village does not impose any assessments on this property.

Regards,

Richard V. Neill, Jr.
Town Attorney
Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2556
richard.neill@stlucievillagefl.gov

Please Note: Florida has a very broad public records laws. Most written communications to or from myself of Village officials regarding Village business are public records available to the public and media upon request. It is the policy of St. Lucie Village that all Village 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 senderby reply e-mail and delete all materials from all computers.

From: Sandra Schejtman <s.schejtman@mlshoa.com> **On Behalf Of** Chester LP
Sent: Thursday, October 29, 2020 11:42 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Request for (CITY): 3532 N OLD DIXIE HWY - Order ID: 919048

Please see attached request and send all responses back to CHESTERLP@MLSHOA.COM

Property Address: 3532 N OLD DIXIE HWY FORT PIERCE 34946
Folio: 1428-210-0010-000-/5
Subdivision: METES AND BOUNDS
Seller: YESHUA GRACE TRANSFORMATIONS LLC
Closing Date: 11/2/2020

Thank you,
Processing Department

Property Debt Research
6801 PALISADES PARK COURT SUITE 2 FT MYERS, FL 33912
Phone: 239-274-1272
Fax: 239-215-1878

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, October 30, 2020 2:17 PM
To: Chester LP
Cc: William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Scott Dennis; Carl Peterson; Laura Marotta
Subject: RE: Request for (CITY): 3507 N OLD DIXIE HWY - Order ID: 919045 --Parcel ID 1428-210-0011-000-2

Good afternoon,

I am the town attorney for St. Lucie Village and the query below was directed to me for response.

I am advised that there are no pending liens or open permits on this property; and, I am sending this email to confirm that statement.

Concerning code violations, there are none which have resulted in Village action yet, but it is apparent that this parcel (Parcel ID 1428-210-0011-000-2) is zoned residential and portions of it are in commercial use, which is not permitted under the Village's Zoning Ordinance. I believe that a variance had been granted at one point to a prior owner which would have allowed that use, but I don't believe that's in force anymore.

That is the only potential issue of which we are aware, but I do need to caution that my advice in this regard does not mean that there are no other code or ordinance violations—just that the Village is not aware of any.

Concerning utilities, please contact Fort Pierce Utilities Authority (the UA) which would supply electricity. On this property, the garbage service would likely be billed through the UA.

In relation to assessments, St. Lucie Village does not impose any assessments on this property.

Regards,

Richard V. Neill, Jr.
Town Attorney
Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2556
richard.neill@stlucievillagefl.gov

Please Note: Florida has a very broad public records laws. Most written communications to or from myself of Village officials regarding Village business are public records available to the public and media upon request. It is the policy of St. Lucie Village that all Village 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 senderby reply e-mail and delete all materials from all computers.

From: Sandra Schejtman <s.schejtman@mlshoa.com> **On Behalf Of** Chester LP
Sent: Thursday, October 29, 2020 11:34 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Request for (CITY): 3507 N OLD DIXIE HWY - Order ID: 919045

Please see attached request and send all responses back to CHESTERLP@MLSHOA.COM

Property Address: 3507 N OLD DIXIE HWY FORT PIERCE 34946
Folio: 1428-210-0011-000-/2
Subdivision: METES AND BOUNDS
Seller: YESHUA GRACE TRANSFORMATIONS LLC
Closing Date: 11/2/2020

Thank you,
Processing Department

Property Debt Research
6801 PALISADES PARK COURT SUITE 2 FT MYERS, FL 33912
Phone: 239-274-1272
Fax: 239-215-1878

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, October 30, 2020 2:21 PM
To: Chester LP
Cc: William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Scott Dennis; Carl Peterson; Laura Marotta
Subject: RE: Request for (CITY): 3570 N US HWY 1 - Order ID: 919042 -- Parcel ID 1428-210-0008-000-8

Good afternoon,

I am the town attorney for St. Lucie Village and the query below was directed to me.

I have inquired and am advised that there are no pending liens, code violations or open permits related to this parcel (1428-210-0008-000-8); and, I am sending this email to confirm that statement.

I do, however, need to caution that the Village's advice in this regard does not mean that there are no code or ordinance violations—just that the Village is not aware of any.

Concerning utilities, please contact Fort Pierce Utilities Authority which would supply electricity. On this property on US 1, the garbage service, if any, would be privately contracted.

In relation to assessments, St. Lucie Village does not impose any assessments on this property.

Very truly yours,

Richard V. Neill, Jr.
Town Attorney
Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2556
richard.neill@stlucievillagefl.gov

Please Note: Florida has a very broad public records laws. Most written communications to or from myself of Village officials regarding Village business are public records available to the public and media upon request. It is the policy of St. Lucie Village that all Village 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 senderby reply e-mail and delete all materials from all computers.

From: Sandra Schejtman <s.schejtman@mlshoa.com> **On Behalf Of** Chester LP
Sent: Thursday, October 29, 2020 11:50 AM

To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Request for (CITY): 3570 N US HWY 1 - Order ID: 919042

Please see attached request and send all responses back to CHESTERLP@MLSHOA.COM

Property Address: 3570 N US HWY 1 FORT PIERCE 34946
Folio: 1428-210-0008-000-/8
Subdivision: METES AND BOUNDS
Seller: YESHUA GRACE TRANSFORMATIONS LLC
Closing Date: 11/2/2020

Thank you,
Processing Department

Property Debt Research
6801 PALISADES PARK COURT SUITE 2 FT MYERS, FL 33912
Phone: 239-274-1272
Fax: 239-215-1878

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 2, 2020

Mr. Richard V. Neill, Jr.
Town of St. Lucie Village
Post Office Box 1270
Fort Pierce, FL 34954

Dear Mr. Neill, Jr.:

As a Florida public agency, you are required by Rule 1B-24.003(11), *Florida Administrative Code*, to submit annually to the Division of Library and Information Services "a signed statement attesting to the agency's compliance with records disposition laws, rules, and procedures." Based on annual statements submitted for fiscal year 2019, we were pleased to report to the Legislature and the Executive Office of the Governor a total of 1,364,808 cubic feet of records disposed resulting in a cost avoidance of $116.9 million for the state of Florida.

For your convenience, enclosed is your agency's *Records Management Compliance Statement* for fiscal year ending 2020. Please report your agency's compliance status in **Section I**, the Compliance Certification. In **Sections II and III**, make any necessary additions or corrections to your agency and RMLO information. Please return **one signed copy** of the Compliance Statement form to the **mailing address or email address** indicated at the bottom of the form by **December 31, 2020**.

We appreciate your prompt attention to this matter. If we can be of service to your agency, please do not hesitate to contact us at 850.245.6750 or recmgt@dos.myflorida.com.

Sincerely,

Beth Golding

Beth Golding, Chief
Bureau of Archives and Records Management

BG/btl
Enclosure

RECORDS MANAGEMENT COMPLIANCE STATEMENT
Fiscal Year 2019-2020

Agency ID: M7000000

Section I Compliance Certification

1. **This agency is in compliance with Section 257.36(5), *Florida Statutes,*[1] and Rule 1B-24.003(9), *Florida Administrative Code,*[2] for all public records regardless of medium or format (e.g., paper; electronic, including email; microfilm; audio; video; etc.).**

   ☐ Yes ☐ No (Unmarked responses will be recorded as not in compliance.)

2. **This agency disposed of _____ cubic feet of records during the fiscal year indicated above.**
3. **This agency disposed of records in electronic form during the fiscal year indicated above.**

   ☐ Yes ☐ No (It is not necessary to indicate volume of electronic records disposed.)

4. ☐ **Check here if you would like to be contacted for assistance. Indicate your questions/areas of concern on the reverse side of this form.**

Agency Head Signature: _____ Date: _____

Name of Agency Head (please print): _____

Title of Agency Head (please print): _____

Section II Agency Information

Please indicate changes to **Agency Information** on the lines provided on the right.

Current Information: *Please do not erase or cover information below.*		*Indicate changes or additions on the lines below.*
Agency Name:	Town of St. Lucie Village	
Agency Head:	Mr. William G. Thiess	_____
Address:	Post Office Box 3878	_____
	Fort Pierce, Florida 34948-	_____

Section III RMLO Information

Section 257.36(5)(a), *Florida Statutes*,[1] **requires** public agencies to designate a Records Management Liaison Officer (RMLO). Please indicate changes to **RMLO Information** on the lines provided on the right. If Current Information is blank, please designate an RMLO for your agency on the lines provided on the right.

Current Information: *Please do not erase or cover information below.*		*Indicate changes or additions on the lines below.*
RMLO:	Mr. Richard V. Neill, Jr.	_____
Address:	Post Office Box 1270	_____
	Fort Pierce, FL 34954	_____
Phone:	(772) 464-8200 Ext.:	_____
Email:	rneilljr@neillgriffin.com	_____

[1]Section 257.36(5), *Florida Statutes*: "For the purposes of this section, the term 'agency' shall mean any state, county, district, or municipal officer, department, division, bureau, board, commission, or other separate unit of government created or established by law. It is the duty of each agency to: (a) Cooperate with the division in complying with the provisions of this chapter and designate a records management liaison officer. (b) Establish and maintain an active and continuing program for the economical and efficient management of records."

[2]Rule 1B-24.003(9), *Florida Administrative Code*: "Public records may be destroyed or otherwise disposed of only in accordance with retention schedules established by the Division. Photographic reproductions or reproductions through electronic recordkeeping systems may substitute for the original or paper copy, per Section 92.29, *F.S.*. Photographic or electronic copies. ... Prior to records disposition, agencies must ensure that all retention requirements have been satisfied. For each record series being disposed of, agencies shall identify and document the following: 1. Records retention schedule number; 2. Item number; 3. Record series title; 4. Inclusive dates of the records; 5. Volume in cubic feet for paper records; for electronic records, record the number of bytes and/or records and/or files if known, or indicate that the disposed records were in electronic form; and 6. Disposition action (manner of disposition) and date."

Please complete and return this compliance statement by December 31, 2020 (submit *one copy only*, please) to:

Department of State
Records Management Program, Mail Station 9E OR recmgt@dos.myflorida.com
Tallahassee, FL 32399-0250

INSTRUCTIONS FOR COMPLETING
RECORDS MANAGEMENT COMPLIANCE STATEMENT
Fiscal Year 2019-2020

If the addressee is no longer at your agency, please forward to the current records management coordinator for your agency.

1. Make sure you check **Yes** or **No** as to whether you are in compliance with records management requirements. **If you do not mark a response to this question, your agency will be recorded as not in compliance.**

2. Records disposed:

    a. Indicate the volume of records disposed during **your agency's fiscal year 2019-2020**:

        - Local government agencies - report cubic feet **destroyed during the period** of October 1, 2019 to September 30, 2020, **regardless of the dates of the records** themselves.

        - State government agencies - report cubic feet **destroyed during the period** of July 1, 2019 to June 30, 2020, **regardless of the dates of the records** themselves.

    b. Record the volume of records disposed in terms of the number of **cubic feet**, not some other measurement such as weight or number of trees saved. Rule 1B-24.003(9)(d)5, *Florida Administrative Code*, requires disposal of records to be recorded in cubic feet.

    c. Check **Yes** or **No** as to whether you disposed of any records in electronic form. It is not necessary to indicate volume of electronic records disposed.

    d. If you did not dispose of any public records during fiscal year 2019-2020, write "0." **This does not mean you are not in compliance.**

3. Make sure your agency head or their designee **signs the form** as required by Rule 1B-24.003(11), *Florida Administrative Code*.

4. Make any necessary changes to your agency's information or RMLO contact information in the area provided. Please do not erase or cover the information already listed on the statement.

5. Make sure you have an RMLO designated on the form. Section 257.36(5)(a), *Florida Statutes*, **requires public agencies to designate a Records Management Liaison Officer** (RMLO).

6. Indicate on the form if your agency:

    a. Reports for other agencies, for example a city reporting for a special district
    b. Is reported for by another agency
    c. Merged with another agency or was dissolved

7. **Return only the compliance statement** to our agency. Please do not include *our* cover letter or copies of your disposition documents. Feel free to include a cover letter or memorandum if you are seeking assistance or need to provide additional explanation regarding your compliance statement. **Return the form by email or U.S. mail to the address provided on the form. Do not fax the form.**

8. Records Management Compliance Statement forms are customized for each agency and so are not available on our website. If for any reason you need another copy of your compliance statement, please let us know. We will be glad to send you another copy.

9. To ensure your agency is included in our annual report to the governor and legislature, please return the compliance statement **no later than December 31, 2020**.

Please contact us if you need further assistance completing your agency's compliance statement.

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, October 30, 2020 2:09 PM
To: Laura Marotta
Subject: FW: **Revision** 10/29/2020 lauren
Attachments: corrected.pdf; footprint1027 (1).pdf

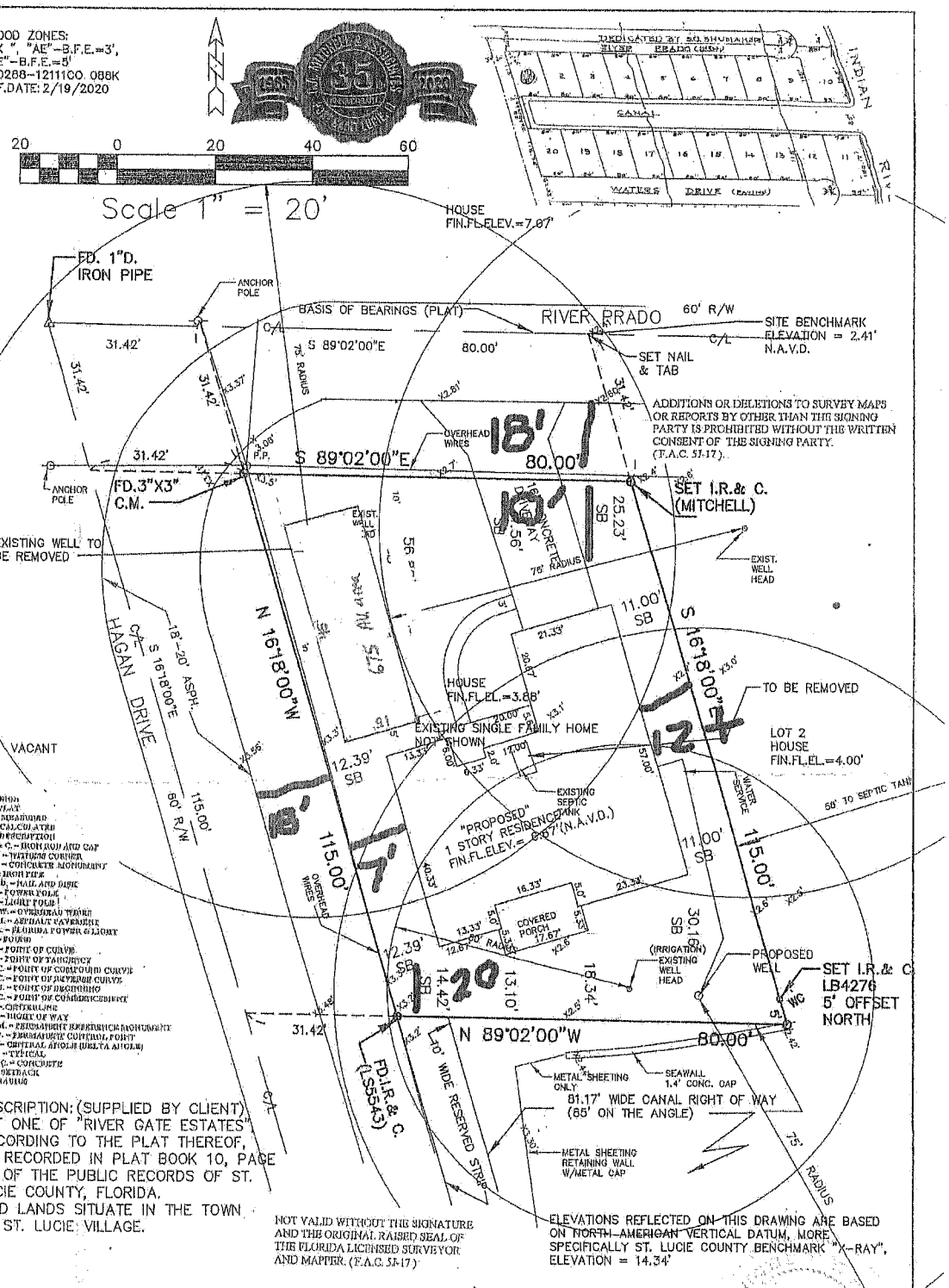
From: ddill91945@aol.com <ddill91945@aol.com>
Sent: Thursday, October 29, 2020 4:18 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: **Revision** 10/29/2020 lauren

Andra & Daniel Dill
403 River Prado
Fort Pierce Fl 34949
Parcel 1421 602 001-000-1
River Gate Estate Lot 1
R-1 Residential

To whom it may concern:

We are requesting a variance for front (north) setback from 25 feet to 17 feet on front of lot (River Prado) 32 plus feet from road, set back of 25 Feet to 15 feet at rear of lot (south), a setback of 10 feet on east side which will meet 25 foot structure to structure and a side corner (Hagan rd) (west) set back from 20 feet to 7 feet, existing house is currently 7 feet from boundary line, for a total of 24 feet from road. These variance from boundary lines, where there is still and extra 15 or more feet from road.
With the strange angle and being a corner lot, following table 2 lot size and dimensional requirements we have a total 50 feet of front to rear set back and 30 feet of side to side setback we feel this is a hardship.
The existing home has a (north) setback of 15 feet, a (south west) setback of 2 feet, a (west) setback of 10 feet
The existing home is beyond repair and we believe we will be adding to property value for entire community.
The existing home has a footprint of 2768 sq ft. The new construction will have a foot print of 2609 sq ft.
In simplified language all we are asking is to stay in approximate footprint with the exception of moving house forward seven to ten feet to increase backyard on canal, we believe is the reason everyone lives in the area.
Neighboring lots will be unburdened
Thank You
Andra & Daniel Dill
772-284-0099
772-284-3856
Email ddill91945@aol.com

FLOOD ZONES:
" X ", "AE"-B.F.E.=3',
"AE"-B.F.E.=8'
120268-12111CO. 088K
EFF.DATE: 2/19/2020



DESCRIPTION: (SUPPLIED BY CLIENT)
LOT ONE OF "RIVER GATE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE TOWN OF ST. LUCIE VILLAGE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. (F.A.C. 5J-17)

ELEVATIONS REFLECTED ON THIS DRAWING ARE BASED ON NORTH AMERICAN VERTICAL DATUM, MORE SPECIFICALLY ST. LUCIE COUNTY BENCHMARK "X-RAY", ELEVATION = 14.34'

THIS DOCUMENT PREPARED IN THE OFFICE OF:
C.A. MITCHELL & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
759 S.W. SOUTH MACEDO BLVD.
PORT ST. LUCIE, FLORIDA. 34983
(772) 878-7547

C.A. MITCHELL AND ASSOCIATES, INC.
STATE CERTIFICATE OF AUTHORIZATION NO. LB4276
(ESTABLISHED 1985)

AUGUST 11, 2020
CLINTON A. MITCHELL, R.L.S.
REGISTERED LAND SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS3541(SINCE 1982)

DRAWN BY: C.A.M. DATE: AUGUST 13, 2020 DWG. NO.: 4967 APPROVED BY: M.E.	REVISIONS PROPOSED HSE & SEP.9/28/20	PROJECT LOT 1, OF RIVER GATE ESTATES – 403 RIVER PRADO, ST. LUCIE VILLAGE, FLORIDA	SHT. NAME BOUNDARY AND TOPOGRAPHIC SURVEY	SHT. NO. 4967

Saint Lucie County Property Appraiser

Michelle Franklin CFA

989
1
010
1
1
1

Town of St. Lucie Village

P.O. BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466-6900

October 28, 2020

Amy Smith
Sr. Vice President, Florida Region
Comcast
1400 Northpoint Parkway
West Palm Beach, FL 33407

Re: FPUA Electric Undergrounding Project in St. Lucie Village

Dear Ms. Smith:

The Town of St. Lucie Village is a small incorporated town (population < 600) situated north of Fort Pierce between U.S. Highway 1 and the Indian River Lagoon. Over the years, we have experienced problems with prolonged utility outages associated with hurricanes and other strong storms due to the location of overhead utilities along the lagoon shoreline. This shoreline has significantly receded to the west over the years, leaving some utility poles in the lagoon at normal tides and posing greater storm risk and maintenance issues for these overhead utilities. North Indian River Drive, the only road serving this residential area, is just west of the utility poles and is subject to severe flooding during storms and king tides. I have received calls from St. Lucie County Emergency Operations Center expressing concern about their difficulty in getting emergency response vehicles into this residential area during high water conditions.

Recognizing these problems on our waterfront, St. Lucie Village and Fort Pierce Utilities Authority (FPUA) cooperated on two projects this year to reduce flooding on North Indian River Drive and storm harden the electric utilities by relocating them underground. The Town initiated and has completed a roadway reconstruction project along North Indian River Drive that involved raising the road elevation in areas subject to frequent King Tide flooding and overlaying the entire length of the deteriorated pavement surface. The project was essential in providing an acceptable level of service for the road.

In the same time frame, FPUA initiated a utility relocation project to place all electric facilities underground along North Indian River Drive from Chamberlin Boulevard to St. Lucie Lane, a distance of about 3,000 feet. This project is complete except for some minor restoration work. Electric facilities in this area have been removed from FPUA's utility poles and converted to underground. The utility poles were topped above the Comcast facilities that remain on the

poles. It is worth noting that AT&T removed their facilities from FPUA's utility poles and placed them underground several years ago on their own initiative and at their own expense.

Our problem on this project is the lack of cooperation and communication by Comcast. The following timeline highlights the project history:

1. On February 5, 2020, FPUA sent an email to Comcast's Rick Johnson notifying him of the upcoming electric utility undergrounding project and stressing that the Town will be eager to have the utility poles removed upon completion of the project. A copy of the relocation plans was attached to this email.

2. Between February 5 and early June, communication between FPUA and Comcast was apparently limited to phone calls with no effort from Comcast to address relocation of their facilities.

3. On June 5, I sent a letter to Comcast Regional Director of External Affairs Carla Roderick reiterating that the utility poles will be removed when FPUA completes the undergrounding of their electric facilities and requesting that Comcast address relocation of their overhead facilities. A copy of my letter is enclosed.

4. After receiving no response to my letter for eleven weeks, I emailed Carla Roderick on August 25 asking about a response to my June 5 letter. Ms. Roderick responded that she would reach out to the Comcast construction team and get back with me.

5. On September 24, I received an email from FPUA forwarding an email response from Comcast's Construction Supervisor Anthony Springsteel stating that that once Comcast has received payment for the relocation request, Comcast will start the requested relocation. An Excel spreadsheet itemizing relocation costs of $67,489.712 was attached to that email and is enclosed with this letter.

Having myself been in the utility business for over 17 years, the last eight of which serving as FPUA's Director of Utilities, I find Comcast's position on relocating their facilities underground unreasonable and without precedent in our area. On the dozens of overhead-to-overhead and overhead-to-underground projects I have been associated with over the years, all utilities have relocated their facilities at their expense and not put that cost on the local utility rate payers or local taxpayers. FPUA has told me that they will not pay for relocating Comcast's facilities on this project, nor on future planned electric undergrounding projects in the Town. The Town of St. Lucie Village cannot and will not pay for Comcast's relocation costs. This leaves us in the unacceptable position of having topped utility poles along the length of our National Register Historic District waterfront with only Comcast's facilities on the poles.

There is another unresolved issue with Comcast on this project that is unfairly impacting one of your customers, Ladd Aliff at 2529 North Indian River Drive. FPUA's contractor accidentally cut

the Comcast cable to this residence when installing the electric service line to the residence. Comcast was called to repair the cut cable and chose to route a new cable directly across the obvious raised drainfield serving the residence. This resulted in cutting through the drainfield distribution piping in numerous locations, rendering the drainfield marginally functional and creating a sanitary hazard from untreated sewage bubbling up at all the cut locations. Mr. Aliff has spoken with several septic tank contractors and the consensus is that the drainfield will need to be reconstructed at an estimated cost of $5,000 to $6,000. Mr. Aliff told me that Comcast has refused responsibility for this damage and will not pay for repair of the drainfield. I understand that this is a matter between Mr. Aliff and Comcast, but I would like to point it out to you as another example of our dissatisfaction with Comcast on this project.

My hope in writing this letter is that you can help resolve the current impasse with Comcast on the relocation of their facilities on this project. We would also like to see Comcast accept responsibility for Mr. Aliff's severely damaged drainfield. The St. Lucie Village residents and Board of Aldermen look forward your reply.

William G. Thiess

William G. Thiess
Mayor

c: Richard Neill Jr.

Enclosures:

1. Letter to Carla Roderick 6-5-20
2. Comcast Relocation Cost

Town of St. Lucie Village

P.O. BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466-6900

June 5, 2020

Comcast
1100 Northpoint Parkway
Attn: Carla Roderick, Suite 100
West Palm Beach FL 33407

Re: Relocation of Comcast facilities on North Indian River Drive, St. Lucie Village

Carla,

As we discussed previously, the Town of Saint Lucie Village has commenced a roadway reconstruction project along North Indian River Drive. This project involves raising the road elevation in areas subject to frequent King Tide flooding and overlaying the entire length of the deteriorated pavement surface. The project is essential in providing an acceptable level of service for the road.

In conjunction with the roadway reconstruction, Fort Pierce Utilities Authority (FPUA) is currently constructing a storm-hardening project to place all electric facilities underground along North Indian River Drive from Chamberlin Boulevard to St. Lucie Lane. In addition to storm hardening, this project will address maintenance issues associated with the receding shoreline that has left many of the utility poles out in the lagoon. FPUA will be removing their power poles within the project limits upon completion of this project, which is currently scheduled for August 1. Comcast will be required to place their facilities underground before the poles are removed.

Please contact me for permitting or approvals to perform Comcast relocation work in St. Lucie Village right-of-way and we will expedite the necessary permits or approvals. Cards with my contact information are attached. Also please note that this is the first phase of an effort to storm harden other areas near the waterfront in St. Lucie Village and we will be providing Comcast notice of these subsequent phases well in advance of initiating the work.

It is my understanding that FPUA staff has made several attempts over the past six months to coordinate Comcast cable relocations with their storm-hardening efforts without success. Time is of the essence in closing out this first phase of our road reconstruction and utility hardening project. Please contact me immediately so we can move forward without delaying this first phase project.

Sincerely,

William G. Thiess

Bill Thiess, Mayor

Address: Indian River Dr.relocate from aerial to ug				Date: 5/21/2020	
Code	Quantity	Code Description	Unit	Price	Total
A1		Composite New Greenfield Residential (SDU/MDU) Aerial Construction	Per CBS ft	$ 1.80	$ -
A2		Composit New Strand (SMB, MetroE, Fiber Deep)	Per Strand	$ 0.36	$ -
A3	2	Install Down Guy	Ea	$ 10.54	$ 21.08
A4		Transfer/Rework Existing Down Guy	Ea	$ 12.30	$ -
A5		Place Overhead Guy	Ea	$ 39.54	$ -
A6		Install Pole Ground and Bond	Ea	$ 18.45	$ -
A7		Raise or Lower Pole Attachment	Per Pole	$ 30.75	$ -
A8		Pole transfer - Simple	Per Pole	$ 53.55	$ -
A9		Pole Transfer - Complex	Per Pole	$ 70.95	$ -
A10		Lash Coax	Per CBS ft	$ 0.66	$ -
A10A		Lash Additional Coax Cable (same trip)	Per CBS ft	$ 0.17	$ -
A11		Overlash Additional Coax Cable (Separate trip)	Per CBS ft	$ 0.97	$ -
A12		Delash Coax or Fiber	Per CBS ft	$ 0.24	$ -
A12A		Relash Coax or Fiber	Per CBS ft	$ 0.24	$ -
A13		Aerial Coax Set Up Fee	Ea	$ 90.51	$ -
A14		Resag Strand	Per CBS ft	$ 0.26	$ -
A15	5635	Aerial Wreck Out All Strand and Cable	Per CBS ft	$ 0.14	$ 788.90
U1		Composite New Greenfield Residential (SDU/MDU) Underground Trench Construction for Coax/Fiber	Per Trench	$ 6.69	$ -
U2		Composite New Greenfield Residential (SDU/MDU) Underground 2" Directional Bore Construction for Coax/Fiber	Per Bore F	$ 7.58	$ -
U3		Composite New Greenfield Residential (SDU/MDU) Underground 4" Directional Bore Construction for Coax/Fiber	Per Bore F	$ 9.37	$ -
U4		Place Conduit in Joint Trench for Coax/Fiber	Per Ft	$ 1.19	$ -
U4A		Place Additional Conduit in Joint Trench for Coax/Fiber	Per Ft	$ 0.42	$ -
U5		Place Conduit and Cable in Joint Trench for Coax/Fiber	Per Ft	$ 1.76	$ -
U6		Pull Coax, Fiber or Interduct (Separate Trip)	Per Ft	$ 1.29	$ -
U7		Span Placement Trench (SMB, MetroE, Fiber Deep, Betterment)	Per Ft	$ 7.04	$ -
U8		Span Placement Missile Bore (SMB, MetroE, Fiber Deep, Betterment)	Per Bore F	$ 7.92	$ -
U9		Span Placement 2" Directional Bore (SMB, MetroE, Fiber Deep, Betterment)	Per Bore F	$ 8.80	$ -
U10	5578	Span Placement 4" Directional Bore (SMB, MetroE, Fiber Deep, Betterment)	Per Bore F	$ 10.12	$ 56,449.36
U11		Hand Dig 24" Cover- Requires Pre-Approval from Comcast	Per Ft	$ 4.39	$ -
U12		Hand Dig 36" Cover- Requires Pre-Approval from Comcast	Per Ft	$ 6.16	$ -
U13		Place or Replace Small Flush Mount Drop Vault ("Flower Pot")	Per Each	$ 17.57	$ -
U14		Place or Replace Small 12"x24"x18" Vault	Per Each	$ 70.30	$ -
U15		Place or Replace Medium 18'x24'x24' Vault	Per Each	$ 109.84	$ -
U16		Place or Replace Large 36"x48"x30" Vault	Per Each	$ 219.68	$ -
U17		Install Node/DA Pedestal	Per Each	$ 197.71	$ -
U18	4	Install LE/MB Pedestal	Per Each	$ 35.15	$ 140.60
U19	19	Install Tap/Splitter Pedestal	Per Each	$ 17.57	$ 333.83
U20		Set-Up Charge	Per Each	$ 131.81	$ -
U21		Proof Existing Conduit	Per Ft	$ 0.75	$ -
U21A		Intercept Existing Conduit(s) and Over Set New Vault or Pedestal	Per Vault c	$ 232.86	$ -
U22		Dig UP and Repair and Restore	Per Each	$ 180.13	$ -
U23		Underground Wreck Out	Per CBT F	$ 0.17	$ -
U24		Hard Surface Pot Hole	Per Pothol	$ 197.71	$ -
PS1		Place New Pole Mounted Power Supply	Per PS	$ 461.32	$ -
PS2		Place New Ground Mounted Power	Per PS	$ 615.09	$ -
PS3		Wreck Out Old Aerial Power Supply	Per PS	$ 109.84	$ -
PS4		Wreck Out Old UG Power Supply	Per PS	$ 144.99	$ -
PS5		Replace Active Power Supply Batteries	Per Battery	$ 23.72	$ -
PS6		Replace Active Power Supply Module	Per Modul	$ 57.12	$ -
PS7		Re-Powering Coax Plant	Per Device	$ 35.15	$ -
S1		New Underground Construction Coaxial Composite Splicing	Per CBT F	$ 1.02	$ -
S2	5902	Coaxial Cold Splicing	Per CBS/T	$ 0.26	$ 1,534.52
S3	5902	Coaxial Cold Splice Activation	Per CBS/T	$ 0.21	$ 1,239.42
S4		NGAN Retro Composite Splicing	Per CBS/T	$ 0.84	$ -
S5		Faceplate Changes	Per Each	$ 26.36	$ -
S6		Splice Tap	Per Each	$ 33.39	$ -
S7		Splice Splitter/DC	Per Each	$ 39.54	$ -
S8		Hang/Mount Node Splice Fiber and Coax to Node (Same Trip)	Per Each	$ 492.07	$ -
S8A		Hang/Mount Node and Splice Fiber Only	Per Each	$ 338.30	$ -
S8B		Splice Coax to Existing Node (Separate Trip Only)	Per Each	$ 197.71	$ -
S9		Splice Active Device	Per Each	$ 83.48	$ -
S10		Splice Active Line Extender (Wi-Fi Device)	Per Each	$ 74.69	$ -
S11		Drop Transfer	Per Each	$ 5.27	$ -
S12		Extend Drops	Per Each	$ 13.18	$ -
S13		Node Optimization	Per Each	$ 197.71	$ -
S14		Emergency Call out Coax/Fiber Splicer with Truck and Tools	% Mark up	$ 0.40	$ -
F1		Lash Fiber	Per CBS ft	$ 0.80	$ -
F2		Lash Additional Fiber (Same trip)	Per CBS ft	$ 0.23	$ -
F3		Overlash Fiber	Per CBS ft	$ 1.14	$ -
F4		Each Additional Overlash Fiber	Per CBS ft	$ 0.22	$ -
F5		Install New Splice Enclosure	Per Each E	$ 114.23	$ -
F6		Fiber Enclosure Mid- Entry	Per Each E	$ 175.74	$ -
F7		Fiber Enclosure Re-Entry	Per Each E	$ 140.59	$ -
F8		Install Mux	Per Each M	$ 48.33	$ -
F9		Splice Loose Tube Fiber (Per Fusion 1-4)	Per Each F	$ 34.27	$ -
F10		Splice Loose Tube Fiber (Per Fusion 5-12)	Per Each F	$ 31.63	$ -

F11		Splice Loose Tube Fiber (Per Fusion 13-24)	Per Each F	$ 29.00	$ -
F12		Splice Loose Tube Fiber (Per Fusion 25-48)	Per Each F	$ 28.12	$ -
F13		Splice Loose Tube Fiber (Per Fusion 49-96)	Per Each F	$ 26.71	$ -
F14		Splice Loose Tube Fiber (Per Fusion 97 or greater)	Per Each F	$ 26.30	$ -
F18		Ribbon Fiber Splicing	Per 12 ct F	$ 144.99	$ -
F19		Ribbonizing Fiber	Per 12 ct F	$ 153.77	$ -
F20		OTDR End to End (Separate Trip)	Each Fiber	$ 114.23	$ -
F21		Install V-Hub/Agile Max Cabinet with Vault	Each	$ 149.38	$ -
F22		Mount/Install Agile Max	Each	$ 149.38	$ -
F23		V-Hub Optimization	Each	$ 250.43	$ -
F24		ONU Installation and Activation	Per Each	$ 40.42	$ -
F25		Install Access Panel in MDU for ONU	Per Each	$ 57.12	$ -
F26		Install 1x32 Splitter	Per Each	$ 21.97	$ -
F27		Test and Tag MST Port	Per Each	$ 4.62	$ -
F28		Mount/Install/Setup MST	Per Each	$ 28.12	$ -
F29		Mount/Setup RDT	Per Each	$ 69.42	$ -
F30		Mount/Setup FHD/iFHD Cabinet	Per Each	$ 215.50	$ -
M1		Install New Lockbox/Demark Box	Per Each	$ 43.94	$ -
M2		Install Self-Support Cable	Per Ft	$ 0.79	$ -
M3		Mount Feeder Cable	Per Ft	$ 1.18	$ -
M7		Core Drill	Each	$ 87.87	$ -
M8		Pre-Wire Outlet	Each Outle	$ 23.72	$ -
M9		Pre-Wire Micro Duct With or Without Fiber to Media Panel	Each	$ 24.60	$ -
M10		Push Or Blow Fiber Drop Through Micro Duct to Media Panel	Each	$ 37.78	$ -
H1		Supervisor or Foreman with Pickup	Hour	$ 57.12	$ -
H2		Splicer or Lineman with Bucket Truck	Hour	$ 65.90	$ -
H3		Ground Person/Laborer	Hour	$ 35.15	$ -
QMISC3		H10-Fiber Optic Cable Strand Continuity Verification	Hour	$ 130.50	$ -
H6		Emergency Call Out- Coax/Fiber Outage	Hour	$ 162.56	$ -
H7		Emergency Minimum Fiber Splicing Charge	Hour	$ 351.48	$ -
H8		Emergency Call Out- No Work Done	Hour	$ 175.74	$ -
H9		Vacuum Excavator and Crew	Hour	$ 127.41	$ -
QCON1		Asphalt Cut with Restoration	Sq Foot	$ 12.00	$ -
QCON2		Concrete Cut with Restoration	Sq Foot	$ 15.00	$ -
QCON3		Pot Hole Repair (Asphalt or Concrete)	Each	$ 125.00	$ -
QCON4		Specialized Backfill			$ -
QCON5		Rock Adder	Foot	$ 2.50	$ -
QCON5A		Specialized Trenching	Foot		$ -
QCON6		Aerial Easement Adder			$ -
QCON7		Traffic Control			$ -
QCON8		Tree Trim	Each	$ 26.00	$ -
QCON9		Stand-Off Riser	Each	$ 58.00	$ -
QCON10		Top Wooden Utility Pole	Each	$ 27.00	$ -
QCON11		Side Walk Guy	Each	$ 16.00	$ -
QCON12		Band Pole	Each	$ 23.00	$ -
QCON13		Set/Remove Pole	Each	$ 500.00	$ -
QCON14		Install Rock Anchor	Each		$ -
QCON15		Place Screw Anchor	Each	$ 14.50	$ -
QCON16		Remove/Place Sod	Sq Foot	$ 0.90	$ -
QCON16A		Remove and Restore Pedestal or Vault	Each	$ 75.00	$ -
QCON17		Power Supply Meter Installation			$ -
QCON18		Place Steel Pipe	Foot	$ 13.00	$ -
QCON20		Safety Work			$ -
QCON21		Missile or Directional Bore Greater than 4" Capacity			$ -
QENG1		Plant Certification	Foot	$ 0.10	$ -
QENG2		Return Path Realignment	Foot	$ 0.09	$ -
QENG3		Hybrid Fiber Coax (HFC) Plant Troubleshooting	Each	$ 65.00	$ -
QENG4		Forward/Reverse Sweep and Network Verification	Foot	$ 0.17	$ -
QENG7		Splice Enclosure Audit (Separate Trip)			$ -
QMDU1		Exterior Postwire	Each	$ 31.00	$ -
QMDU2		Interior Postwire	Outlet	$ 43.00	$ -
QMDU3		Mount Drop Bundle	Foot	$ 1.00	$ -
QMDU4		Postwire Additional Outlet (A/O)	Outlet	$ 21.00	$ -
QMDU5		Back to Back A/O	Outlet	$ 10.00	$ -
QMDU6		Wreck Out Old Cable	Unit	$ 5.00	$ -
QMDU7		Wreck Out Existing Lock Box			$ -
QMDU8		Install 1.5" Steel Conduit	Foot	$ 1.00	$ -
QMDU9		Drop Activation in Lockbox	Each	$ 5.00	$ -
QMDU10		Relocate Outlet	Outlet	$ 17.00	$ -
QMDU11		Tag and Tone Drops	Drop	$ 3.00	$ -
QMDU12		Installing Molding	Foot	$ 1.40	$ -
QMISC1		Travel Time	Each	$100	$ -
QMISC2		Dump Fees			$ -
QMISC3		Bid Work - BDF12 Bury Fiber Drop 12" in Conduit	Foot	$ 1.10	$ -
QMISC3		Bid Work - PFD1 Pull Fiber Drop	Foot	$ 0.65	$ -
QMISC3	11	Bid Work - U8, M16 Install Ground Rod	Each	$ 11.00	$ 121.00
QMISC3		Bid Work - A25, U9 Install Bond	Each	$ 3.00	$ -
QMISC3	2	Bid Work - A4 Place Guy Guard	Each	$ 3.00	$ 6.00

QMISC3	23	Bid Work - U31 Bury Drop Under 200 ft	Each	$ 43.00	$ 989.00
QMISC3	6	Bid Work - U32 Bury Drop Over 200 ft	Each	$ 86.00	$ 516.00
QMISC3		Bid Work - F22 Wire Agile Max Cabinet- Splitters and Fiber Splice	Each	#######	$ -
QMISC3		Bid Work - F 23 Install House Audit Box for ONU SDU	Each	$ 37.00	$ -
QMISC3		Bid Work - F16 OTDR End to End	Each	$ 5.00	$ -
QMISC3		Bid Work - M5 Mount 2" PVC Pipe	Foot	$ 3.50	$ -
QMISC3		Bid Work - M6 Mount 2" EMT Conduit	Foot	$ 4.50	$ -
QMISC3		Bid Work - A20 Install Riser Guard	Each	$ 20.00	$ -
QMISC3		Bid Work - M7 Mount 3" EMT Conduit	Foot	$ 4.50	$ -
QMISC3		Bid Work - Tree Trim Outside Contractor Bid			$ -
QMISC3	23	Bid Work - SMB Composite Drop < 150'	Each	$ 170.00	$ 3,910.00
QMISC3	6	Bid Work - SMB Composite Drop > 150'	Each	$ 220.00	$ 1,320.00
E-1	1	Field Walkout/ Strand Trench Mapping - Coax and/or Fiber < 2000'	Each	$ 120.00	$ 120.00
E-2		Estimate Creation		$ 30.00	$ -
E-4		Walkout & Field Verification of Existing Outside Plant - Coax and/or Fiber > 2000' (OVER 2000' ONLY)	Foot	$ 0.06	$ -
E-5		Walkout & Field Verification of Existing Outside Plant - Coax and/or Fiber > 20,000' (OVER 20,000' ONLY)		$ 0.06	$ -
E-21		Bid Work- Commercial Survey		$ 80.00	$ -
E-23		Preform a Detailed Scope of Work - Commercial (Gold)		$ 172.00	$ -
E-25		Inside Plant Survey - Commercial		$ 65.00	$ -
QMISC3		Bid Work - Fiber Tie Point Research		$ 720.00	$ -
QMISC3		Permits	Each	$ 250.00	$ -
QMISC4		CIFA Warehousing			$ -
QMISC5		Door Tagging (NGAN Fiber Deep)			$ -
QMISC6		Project Management			$ -
QMISC7		Miscellaneous Small Material Purchases			$ -
			Total		$ 67,489.71