

**CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 S.E. Ogden Lane
Port St. Lucie, FL 34983**

**GUIDELINE FOR ESTIMATING NEW COMMERCIAL PROJECT FEES
*THIS FORM IS NOT AN APPLICATION FOR SERVICE***

Inquiries regarding applications for service, or other questions regarding service for existing or new commercial accounts should be directed to the Commercial Development unit of the Utility Engineering Division at the City of Port St. Lucie Utility Systems. You may visit our office at 900 S.E. Ogden Lane, or call (772) 873-6400.

DEFINITIONS:

ERC - Equivalent Residential Connection. (1 ERC equals 250 gallons per day)

ERC Determination Table - Is a guideline adopted by City Council for determining the ERC value for commercial developments. If a development is not listed on this guideline, the ERC value is determined by a fixture unit method.

Fixture Unit Method - Fixture Units are based and listed in the Standard Plumbing Code.

Water & Sewer Connection Charges – Charges are calculated per ERC.

PROCESSING FEES: A \$260.00 processing fee is required for all commercial service or development applications.

INSPECTION & PLAN REVIEW FEES: Fees are dependent upon total ERCs

WATER SERVICE:

Water Plant Capacity Fee: \$926.00 per ERC

\$926.00 x _____ ERCs = \$ _____

Water Line Capital Fee: \$522.00 per ERC

\$522.00 x _____ ERCs = \$ _____

Meter Installation Fee: (Based on Meter Size) \$ _____

5/8" x 3/4	\$	544.00		
1"	\$	591.00		
1 1/2"	\$	774.00		
2"	\$	1,281.00		
3" and above			(T.B.D. at time of application for service)	

Water Security Deposit: (Based on Meter Size) \$ _____

5/8" x 3/4"	\$ 50.00
1"	\$ 95.00
1 1/2"	\$ 150.00
2"	\$ 425.00
3"	\$ 500.00
4" and above	2 months estimated bill
Multi-family	\$ 10.00 Per Unit (Master Meter)

SEWER SERVICE:

Sewer Plant Capacity Fee: \$1,163.00 per ERC

\$1,163.00 x _____ ERCs = \$ _____

Sewer Line Capital Fee: \$408.00 per ERC

\$408.00 x _____ ERCs = \$ _____

Sewer Security Deposit: (Based on Meter Size) \$ _____

5/8" x 3/4"	\$ 125.00
1"	\$ 275.00
1 1/2"	\$ 925.00
2"	\$1,175.00
3"	\$1,400.00
4" and above	2 months estimated bill
Multi-family	\$ 40.00 Per Unit (Master Meter)

SEWER GRINDER FEES: The Utility Department has two approved low flow system designs:

- One, a single-phase duplex system, is typically used with a single building structure, with low flows (4.0 ERCs / 1,000 GPD or less) and only domestic wastewater flows (no food service, commercial laundry, etc.).
- The second system, a 3-phase duplex system, is typically used with higher flow or pressure applications (greater than 1,000 GPD) and varied types of wastewater discharge.

Each system design is site specific and is determined once applicable service applications and plans have been submitted for utility review. Applicants must retain a professional engineer to design the system in accordance with City of Port St. Lucie Utility Systems Technical Specifications and Construction Standards and applicable regulatory agency standards.

The Utility supplies the single-phase duplex grinder system. Current costs (include basin, pumps, and electrical control panel) are:

Grinder Size	6' Depth	8' Depth	10' Depth
Price	\$4,335.00	\$4,710.00	\$5,150.00

A licensed contractor retained by the developer must supply all other miscellaneous materials and labor costs to install single-phase systems.

For 3-phase systems, the developer or applicable licensed contractor is responsible for obtaining the grinder system from an authorized Myers pump representative.

MONTHLY BILLINGS: The monthly usage bills for properties located outside of the City's limits in unincorporated St. Lucie County are surcharged 25%.

**Equivalent Residential Connection (ERC) Determination Table
Per City Code 61.11**

RESIDENTIAL: ERC Factor

Single Family per meter	1.0000
Multi-family master metered	
(a) 1 bedroom 750 square feet or less	0.5000
(b) 2 bedroom or more than 750 square feet	0.9000
Multi-family non-master metered (same as single family)	

COMMERCIAL: ERC Factor

<u>Establishment</u>	<u>ERC factor</u>
Airport, bus terminals, train stations, port & dock facilities.	
(a) per passenger	0.0188
(b) add per employee per 8 hour shift	0.0706
Barber & beauty shops per service chair	0.3529
Bowling alley per lane	0.2353
Country Club	
(a) per resident	0.4706
(b) add per member or patron	0.1176
(c) add per employee per 8 hour shift	0.0706
Doctor and dentist offices	
(a) per practitioner	1.1765
(b) add per employee per 8 hour shift	0.0706
Factories, exclusive of industrial wastes-Gallons per employee per 8 hour shift	
(a) No showers provided	0.0706
(b) Showers provided	0.1176
Flea Market open 3 or less days per week	
(a) per non-food service vendor space	0.0706
(b) add per food service establishment using single service	

articles only per 100 feet	0.2353
(c) per limited food service establishment	0.1176

Flea Market open more than 3 days per week (estimated flows shall be doubled)

Food Operations

(a) Restaurant operating 16 hours or less per day per seat ...	0.1882
(b) Restaurant operating more than 16 hours per day per seat	0.2824
(c) Restaurant using single service articles only and operating 16 hours or less per day per seat	0.0941
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat	0.1647
(e) Bar and cocktail lounge	
1. per seat	0.0941
2. add per pool table or video game	0.0706
(f) Drive-in restaurant per car space	0.2353
(g) Carry out only, including caterers	
1. per 100 square feet of floor space	0.2353
2. add per employee per 8 hour shift	0.0706
(h) Institutions per meal	0.0235
(I) Food outlets excluding deli's, bakery or meat department per 100 square feet of floor space	0.0471
1. add for deli per 100 square feet of deli floor space ..	0.1882
2. add for bakery per 100 square feet of bakery floor space	0.1882
3. add for meat department per 100 square feet of meat department floor space	0.3529
4. add per water closet	0.9412

Hotels & Motels

(a) Regular per room	0.4706
(b) Resort hotels, camps, cottages, per room	0.9412
(c) Add for establishments with self service laundry facilities per machine	3.5294

Laundromat per washing machine

(per Ordinance 97-79) 1.0000

Mobil Home Park

(a) per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	1.1765
(b) per single wide mobile home space 4 or more single wide spaces are connected to a shared onsite system	1.0588
(c) per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	1.4118
(d) per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	1.2941

Office Building

per employee per 8 hour shift or per 100 square feet of floor space, whichever is greater

0.0706

Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and sewer hookup per vehicle space	0.2353
(b) Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space	0.3529
Service Stations per water closet	
(a) Open 16 hours per day or less	1.1765
(b) Open more than 16 hours per day	1.5294
Shopping centers without food or laundry per square foot of floor space	0.0005
Stadiums, race tracks, ball parks per seat	0.0188
Stores per bath room	0.4706
Swimming and bathing facilities, public per person	0.0471
Theaters and Auditoriums, per seat	0.0188
Veterinary Clinic	
(a) per practitioner	1.1765
(b) add per employee per 8 hour shift	0.0706
(c) add per kennel, stall or cage	0.0941
Warehouse	
(a) add per employee per 8 hour shift	0.0706
(b) add per loading bay	0.4706
(c) self-storage, per unit	0.0047

INSTITUTIONAL : ERC factor

<u>Establishment</u>	<u>ERC factor</u>
Churches	
(a) per seat that includes kitchen flows unless meals prepared on a routine basis	0.0141
(b) if meals served on a regular basis add per meal prepared	0.0235
Hospitals	
(a) per bed that does not include kitchen flows	0.9412
(b) add per meal prepared	0.0235
Nursing, rest homes, adult congregate living facilities	
(a) per bed that does not include kitchen flows	0.4706
(b) add per meal prepared	0.0235
Parks, public picnic	
(a) with toilets only, per person	0.0188
(b) with bathhouse, showers & toilets, per person	0.0471

Public institutions other than schools and hospitals	
(a) per person that does not include kitchen flows	0.4706
(b) add per meal prepared	0.0235
Schools, day cares, or other child care centers, per student	
(a) day-type	0.0471
(b) add for showers	0.0188
(c) add for cafeteria	0.0188
(d) add for day school workers	0.0706
(e) boarding type	0.3529
Work/construction camps, semi-permanent.....	0.2353

GENERAL NOTES

1. For any establishments not listed above, the total equivalent residential connections (ERC) value may be determined by multiplying the number of fixture units, as published in the Standards Plumbing Code, by thirty (30), and then dividing that numerator by two hundred fifty (250). For example:

$$\text{Total ERC Value} = \frac{\text{Number of Fixture Units} \times 30}{250 \text{ GPD/ERC}}$$

2. One (1) equivalent residential connection (ERC) shall have an assigned value of 1.000. One (1) ERC is hereby established and determined to be equal to a flow to two hundred fifty (250) gallons per day (GPD), average annual basis. The "total equivalent residential connection value" for an establishment shall be calculated by multiplying the ERC factor listed above times the number of units.
3. For wastewater service capacity, one ERC is hereby established and determined to be equal to a flow of 250 gallons per day, average annual basis (250 gpd).

**City of Port St. Lucie
Utility Systems Department**

Standard Plat Dedication Language

1. Private Street / Rights-of-Way:

Place language dedicating streets, rights-of-way, etc. to a Private Association here, An easement over and under such (streets, rights-of-way) as shown hereon is also reserved in favor of the City of Port St. Lucie, its successors and assigns, for access to, and the installation and maintenance of, public utility facilities, including but not limited to, water and wastewater lines and appurtenant facilities. The City of Port St. Lucie shall not be responsible for any maintenance obligations for said easement area or such (streets, rights-of-way, etc.) except as shall relate to the servicing of such public utilities by the City of Port St. Lucie.

2. Non-Specific Utility Easements: (see attached notes)

Place language dedicating the nonspecific utility easements here, Said Easement as shown hereon is also dedicated in favor of the City of Port St. Lucie, its successors and assigns, for access to, and installation and maintenance of, public utility facilities, including but not limited to, water and wastewater lines and appurtenant facilities. The City of Port St. Lucie shall not be responsible for any maintenance obligations for said easement except as shall relate to the servicing of such public utilities by the City of Port St. Lucie.

3. Specific Utility Easement: (see attached notes)

Place language dedicating the specific utility easement here, Said Easement as shown hereon is a Utility Easement which is hereby dedicated to the City of Port St. Lucie, its successors and assigns, for access to, and the installation and maintenance of, public utilities facilities, including but not limited to, water and wastewater lines and appurtenant facilities. There shall be no other public or private utility facilities installed in, on, over, under, or across the easement area without the City's written permission. There shall be no improvements of any kind including, but not limited to, landscaping constructed within the boundaries of the easement area which would restrict the operation and maintenance of, or which may in any manner result in harm to, the City's facilities. **(Insert name of Owner or Private Association here),** its successors or assigns, shall own, maintain, repair and replace any permitted improvements over the utility easement, which are not precluded by the foregoing, which may be damaged or destroyed by the City of Port St. Lucie, its successors or assigns, designees or contractors in the operation, maintenance of, or access to, the City's facilities. The City of Port St. Lucie, its successors or assigns, shall have the right to require the removal of any improvements, which are constructed in violation of the conditions set forth above. In the event, such violating improvements are not removed upon request, they shall be subject to removal by the City of Port St. Lucie, its successors or assigns, designees or contractors without liability or responsibility therefore.

NOTES:

1. Nonspecific easements are generally any easement contained in the plat dedicated to any other Public and/or Private Utilities. All nonspecific easements shall also be dedicated to the City.
2. Specific easements will be required for Lift Stations & Well Sites, Side Lot Easements within Private Developments, Parking Lots and Private Roadways, where easements are not provided for outside the private road way for any other Public and/or Private Utilities.
3. If the plat contains both Specific and Nonspecific easements the easements shall be numbered as Utility Easement No. 1 and Utility Easement No. 2, etc. within the dedication and the Plat shall identify these easements with numbering relative to the dedication.