



December 20, 2022

Shane Corbin, City Manager
City of Atlantic Beach
City Hall
800 Seminole Road
Atlantic Beach, FL 32233

Re: 500 Atlantic
Conceptual Utility Exhibits

Dear Mr. Corbin,

Based on the coordination efforts between the 500 Atlantic development team and City of Atlantic Beach (COAB) personnel, Prosser has prepared two conceptual utility exhibits for your review and consideration. Please note that these exhibits are conceptual in nature and only intend to facilitate further discussion and coordination with the development team and the City. The concepts are subject to change based on design, engineering, and permitting with all applicable rules, regulations, and agencies. The enclosed concepts are summarized as follows:

Conceptual Sanitary Sewer Exhibit

This concept includes the construction of private gravity sanitary sewer lines and a private sanitary sewer lift station on the 500 Atlantic property that will serve the development. The private sanitary sewer lift station will discharge via private forcemain to a private pump-out located to the south of the Atlantic Blvd. right-of-way. Beyond the pump-out to the north, the utilities will become public and discharge to the existing gravity sewer system located within the Sylvan Dr. right-of-way.

Conceptual Potable Water Exhibit

This concept demonstrates both the scenario proposed by COAB from the letter dated October 26, 2022 (in red) and then for your consideration, the developer's preferred option in blue. The developer is providing the blue option because of its concern with the level of involvement with the Florida Department of Transportation (FDOT) from a permitting perspective as well as the number of potential conflicts in the Atlantic Blvd Right of Way associated with the COAB option.

The developer's preferred option loops the COAB potable water system but reduces exposure to potential infrastructure and Florida Department of Transportation (FDOT) conflicts. This option proposes connecting to the existing 8" potable watermain located along the north side of Atlantic Blvd. at two locations – Sylvan Dr. and just east of the McDonald's restaurant. The public utilities will be extended south across Atlantic Blvd. and looped within the right-of-way. The proposed development would connect to the 8"

water main with a single water meter and backflow preventer. All potable water utilities onsite beyond the meter would be private.

Thank you for your consideration and we remain ready to meet if you have any questions or comments.

Sincerely,

PROSSER



Matt Melchiori, P.E.
Senior Project Engineer

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