

CITY OF FORT PIERCE

CONFERENCE AGENDA

Conference Agenda Meeting - Monday, October 13, 2014 - 8:30 a.m.

City Hall - 2nd Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **New Business**
 - A. Discussion of Additional Restroom Facilities at PAL Park - Public Works Manager
 - B. Update of Entertainment District - Inlet Park - Deputy Chief, Planning Manager, Code Compliance Manager
 - C. Discussion of City's payment of the employer's portion of the cost for Commissioners Perona and Sessions to buy back years of service in the retirement system - Finance Director
 - D. Proposed Draft of Medical Marijuana Ordinance - Planning Manager
 - E. Letter of Interest from Artistry in Mosaics - Planning Manager
5. **Adjournment**

City Commission Conference Agenda

Agenda Item # 4. A.

Meeting Date: 10/13/2014

Re: PAL Park

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Discussion of Additional Restroom Facilities at PAL Park - Public Works Manager

Attachments

PAL Park Restroom

Form Review

Form Started By: Jennifer Robinson

Started On: 10/08/2014 03:17 PM

Final Approval Date: 10/08/2014

FVI PAL CONCESSION BUILDING

Sullivan Construction Inc
State Certified Building Contractor
CBC1259223

Sullivanconstruction07@gmail.com 1(561)685-2358, 1(772)237-2193

Dear Mr. McDermott,

09/03/2014

As per our conversation I am pleased to provide you with a Budgetary Bid for the New Construction, PAL Park Restroom & Concession Building. To be located at 903 South 21st Street Fort Pierce Florida.

This Bid is solely based upon the plans provided Professional Draft & Design, dated 07/14/2014.

The Bid is to include the (Basic) construction of an 840 square foot CBS building.

ROOF: 2x4 trussed roof, 5/8" plywood sheathing, with 30lb felt covered by 30 year 3 Tab shingles.

Exterior: to be Stucco, consisting of scratch coat, Brown coat, and Top Coat with primer and paint included (Standard grade paint).

(3) Exterior doors, (2) rollup style windows. Standard locking mechanisms and closures included.

(3) Exterior lights.

Interior:

Ladies room: to include as per plans, a total of three ADA water closets, one handicap sink, two additional sinks, three stall partitions, and one stall to be handicap accessible.

Men's room: to include as per plans, a total of two ADA water closets, two urinals, two sinks, two partitions, and one stall being handicap accessible. Two urinal partitions. (1) 96W9D surface mounted light

Utility room: as per plans, (1) 96W9D surface mounted light

Storage room: as per plan, (1) 96W9D surface mounted light.

Concession room: to include as per plans, (3) surface mounted 96W9D lights, with plumbing as per plans.

Electrical: all electric supplies to listed items on the plans to this date are included.

Plumbing: all plumbing to the listed items on the plans to this date is included.

This bid does not contain any Site work, soil testing and, or [preparation] To be built on property listed on the plans provided.

This BUDGETARY BID is for that proposes only, and should be used as such. Any alteration from the plans, either to add or remove WILL change the bid upon final engineered signed and sealed documents.

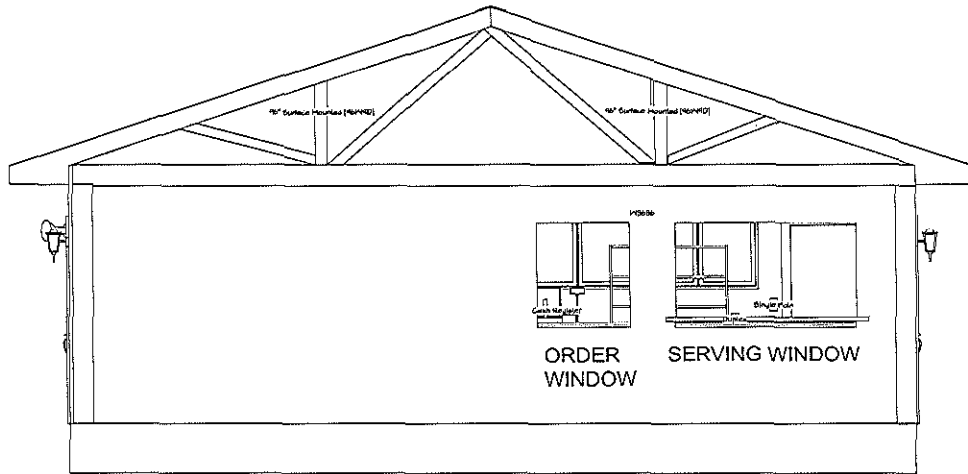
**The Building as listed to date, on the plans provided is:
One Hundred and Sixty Five Thousand, (165,000).**

A final bid will be submitted upon the receiving of an engineered signed and sealed copy of these plans.

This Budgetary bid is submitted this 8th day of September, 2014.

Respectfully,

Peter Q. Sullivan
President, Sullivan Construction Inc.



FRONT VIEW

NOTE:

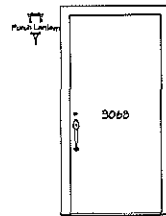
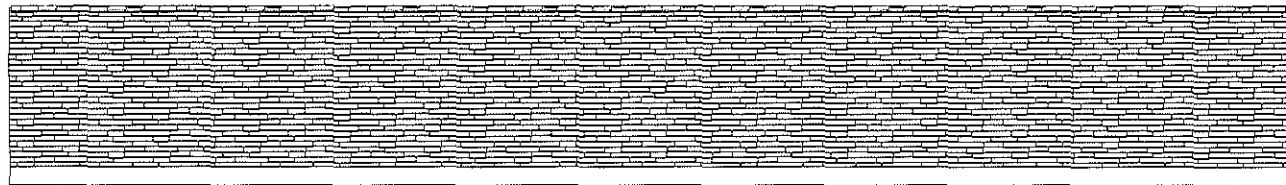
A. FRONT WALL OF BUILDING THE ROLL UP DOOR WILL BE REMOVED AND WALL FILLED IN

B. THE ALUMINUM ROLL-UP WINDOW IS TO BE RE-USED FOR MAIN SERVING WINDOW

C. A NEW 36" WIDE ROLL-UP WINDOW TO BE USED FOR NEW ORDER WINDOW IS SUGGESTED
THE REMAINDER OF THE WALL TO BE FILLED IN AND STUCCO APPLIED
THE DOORS FOR THE CONCESSION STAND ON RIGHT SIDE AND THE 2 RESTROOM DOORS TO BE REPLACED

D. WALL BETWEEN LADIES ROOM AND STORAGE ROOM TO BE MOVED TO MAKE LADIES ROOM LARGER TO CONFORM TO H.C. REQUIREMENTS

IT IS STRONGLY RECOMMENDED THAT BIDDING CONTRACTORS VISIT SITE FOR OTHER PERTINENT INFORMATION PRIOR TO PLACING BID



ENTRY TO CONCESSION STAND

RIGHT SIDE VIEW

RE-CONSTRUCTION OF
903 S. 21st ST.
FORT PIERCE FLORIDA
CONTACT J.T. MCDERMOTT
460.2200 X425

NAME
ADDRESS
PHONE

JOB TYPE
RENOVATION
DATE
REVISION #

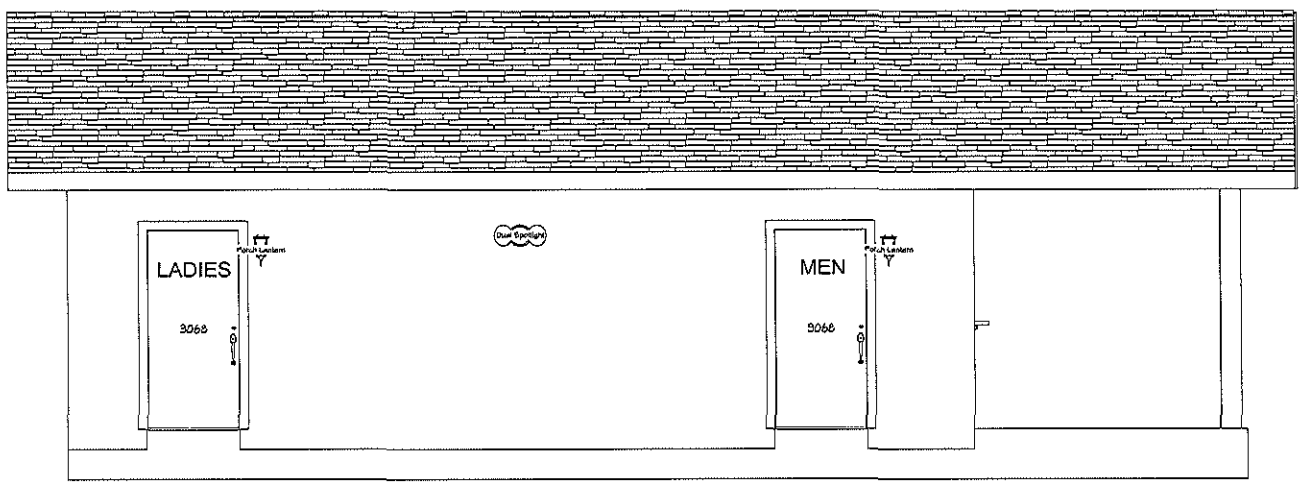
PROFESSIONAL
DRAFT & DESIGN
BY
TOM KNAUFFE
381-2812

RE-CONSTRUCTION OF
903 S. 21st ST.
FORT PIERCE FLORIDA
CONTACT J.T. MCDERMOTT
460.2200 X425

NAME:
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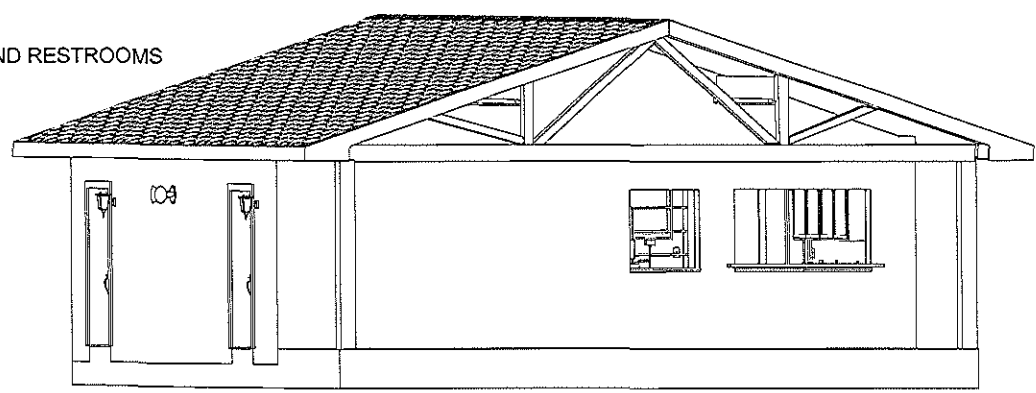
PROFESSIONAL
DRAFT & DESIGN
BY
TOM MCGUIRE
3/8-2012

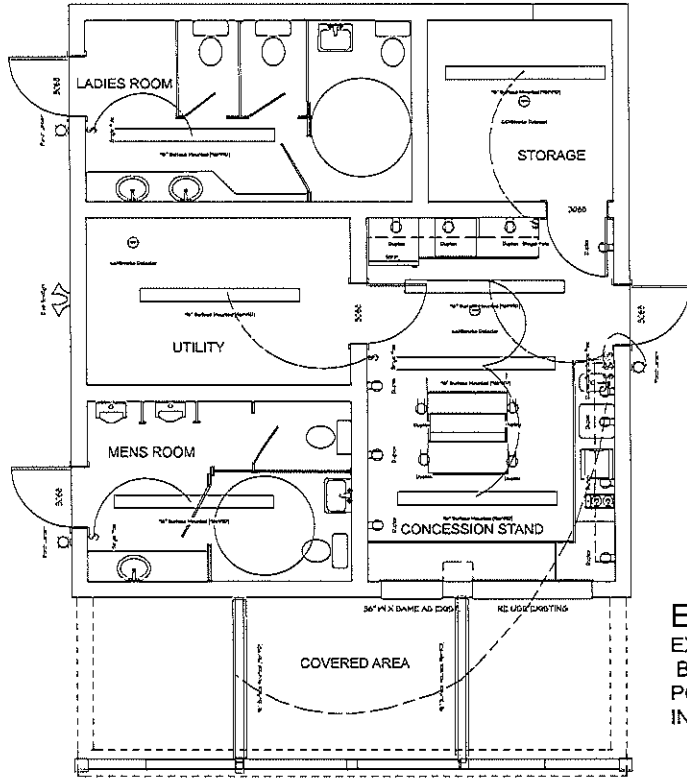
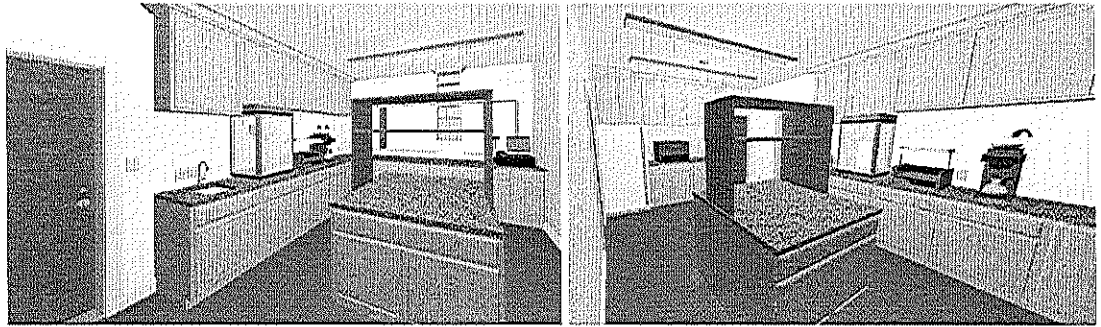
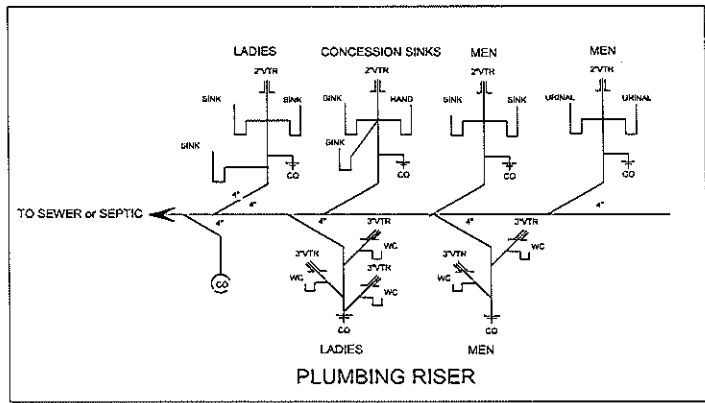


LEFT SIDE VIEW

SCOPE OF WORK:

- * COMPLETE RENOVATION OF BUILDING AS PER PLAN
- * REMOVAL OF WINDOWS AND DOORS WHERE NECESSARY AND
- * UPDATING AND RELOCATION AS NECESSARY OF NEW WINDOWS AND DOORS
- TO INCLUDE ALL UPDATING OF ELECTRICAL, LIGHTING AND PLUMBING AS PER PLAN
- * UPDATE MENS AND LADIES BATHROOM TO ADA STANDARDS
- INCLUDE ELECTRIC HAND DRYERS IN BOTH RESTROOMS
- * INCLUDE CABINETRY AND COUNTER TOPS FOR CONCESSION AREA AND RESTROOMS





ELECTRICAL NOTES:
 EXTERIOR LIGHTING WILL BE SWITCHED AUTOMATICALLY
 BY PHOTO CELL SWITCH
 POWER PANEL TO BE LOCATED IN UTILITY ROOM
 INTERIOR LIGHTING 8" FLUORESCENT FIXTURES

RE-CONSTRUCTION OF
 903 S. 21st ST.
 FORT PIERCE FLORIDA
 CONTACT J.T. MCDERMOTT
 460.2200 X425

NAME:
ADDRESS:
PHONE:

JOB TYPE
RENOVATION
DATE:
REVISED #

PROFESSIONAL
 DRAFT & DESIGN
 BY
 TOM MULLER
 393-2833

City Commission Conference Agenda

Agenda Item # 4. B.

Meeting Date: 10/13/2014

Re:

SUBJECT:

Update of Entertainment District - Inlet Park - Deputy Chief, Planning Manager, Code Compliance Manager

Attachments

Memo from Deputy Chief Amandro

Memo from Planning Manager

Form Review

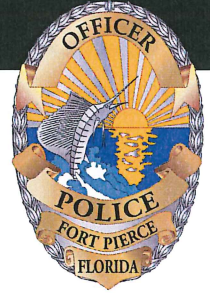
Form Started By: Jennifer Robinson

Started On: 10/09/2014 03:40 PM

Final Approval Date: 10/09/2014

POLICE

FORT PIERCE



MEMORANDUM

To: Robert J. Bradshaw, City Manager
From: Frank J. Amandro, Deputy Chief
Date: October 9, 2014
Re: Update of Entertainment District – Inlet Park

As you are aware, Chief R. Sean Baldwin, Peggy Arraiz, Code Compliance Manager, and Rebecca Grohall, Planning Manager met with businesses located along Seaway Drive near the Jetty Inlet Park, who asked the City to consider code revisions that would create an “entertainment district” in this area. The purpose of such a district was to allow customers to purchase alcohol from their business and then “walk around” the area without violating the law. Of course, this is complicated when the considering Florida State Statutes and permitting requirements for businesses with consumption on premises licenses. Through discussions with business representatives, they crafted a more conservative approach. Initially, they meet with the business owners from the Inlet Grill, Hurricane Grill & Wings, Bluewater Beach Grille, and the Jetty Lounge. The business owners elected Donna Burke, owner of the Bluewater Beach Grille and the Original Tiki Bar & Restaurant as their spokesperson.

I attached proposed changes to City Code Section 3-2 that allow for the consumption of alcohol on sidewalks, when businesses are properly permitted and licensed. This is something we really need to do because any existing sidewalk café operations are technically violating this code. The other proposed change is City Code Section 12-321, to allow these businesses to pull special event permits for the roadway adjacent to their property, just like the exception our code makes for businesses around Marina Square. Please note that we have excluded the Inlet Park from this exception, so that their special events can only be held on the sidewalk or roadway.

Anytime a special events permit is pulled, the small section of Seaway Drive from the roundabout to the dune line would be barricaded. However, the Inlet Park has two points of egress and access. Therefore, residences and visitors will still have access to the Inlet Park.

Chief Baldwin sent Carole Mushier, South Beach Association an email outlining the proposed changes to the aforementioned ordinances for their input and is awaiting her response.

Proposed Revision to Section 3-2

Sec. 3-2. Consumption of alcoholic beverages—In public places generally.

It is unlawful for any person to consume, and for any person other than the licensed beverage salesman or agent, to carry in any cup, can or other open or unsealed container any alcoholic beverage on the streets and sidewalks within the city, except as elsewhere provided in Chapter 12 by special event permit or where permitted for customers on the premises of a business licensed for the consumption of alcoholic beverages on premises and operating with a valid sidewalk café permit issued in accordance with Section 22-302.

(Code 1960, § 3-12; Ord. No. K-07, § 3, 4-17-00)

Proposed Revision to Section 12-321

Sec. 12-321. Supplemental permit required for alcoholic beverage sales or consumption at a special event.

- (a) No person shall sell, distribute, or cause the consumption of alcoholic beverages at a special event which is located within any park area, on property owned, controlled, or maintained by the city, or its dependent special districts, or where the city is a sponsor or co-sponsor of the event, unless an alcoholic beverage special event permit shall have been obtained from the city manager.
- (b) The issuance of an alcoholic beverage special event permit shall be restricted to the following:
- (1) Permits for consumption only may be issued to nonprofit organizations and private parties or entities that are not engaged in fundraising or profit making.
 - (2) Permits for the sale of alcoholic beverages may be issued to nonprofit organizations at public events under the following circumstances:
 - (i) The organization maintains an active registration as a nonprofit corporation with the Florida Department of State, Division of Corporations;
 - (ii) The organization receives a one-, two-, or three-day permit from the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco, for the special event;
 - (iii) No organization shall be issued more than three (3) permits per year, and no permitted event may exceed three (3) days in duration;
 - (iv) Only beer, as defined in F.S. § 563.01, and wine as defined in F.S. § 564.01, shall be served.
 - (3) Permits for the sale of alcoholic beverages may be issued to private parties and entities engaged in for profit or fundraising activities only when the special event occurs within Marina Square Park, including the road and walkways adjacent thereto along Avenue A east of Indian River Drive and Melody Lane between Avenue A and Orange Avenue; within Indian River Memorial Park, located between Indian River Drive and the Indian River Lagoon north of Moore's Creeks and south of Seaway Drive, but not including any property under lease from the city; or on and along Seaway Drive east of South Ocean Drive to the dune line of the Atlantic Ocean, but not including any portion of Jetty Park. Such permits may only issued under the following conditions:
 - (i) As an extension of an established business within the designated area, when the applicant:
 - Holds a valid business tax receipt issued by the City of Fort Pierce permitting the operation of a restaurant or bar at a location immediately adjacent to the special event location;
 - Holds a valid special restaurant exemption or consumption on premises license issued by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco;
 - Obtains a temporary extension permit from the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco;

Sean Baldwin 8/28/2014 5:14 PM

Deleted: , or

- No such business shall be issued more than twelve (12) permits per year, and no permitted event may exceed one day in duration;
 - Only alcoholic beverages permitted by the applicants special restaurant exemption or consumption on premises license issued by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco, may be served.
- (ii) When the applicant operates an established catering or event management business within St. Lucie County, and the applicant:
- Holds a valid business tax receipt issued by the City of Fort Pierce permitting the conduct of such business within the city limits;
 - Holds a valid caterer's License issued by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco, which permits the conduct of such business;
 - No such business entity shall be issued more than six (6) permits per year, and no permitted event may exceed five (5) days in duration;
 - Only alcoholic beverages permitted by the applicants' caterer's license issued by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco, may be served.
- (c) Such permit shall be obtained in accordance with the following:
- (1) A person seeking approval for such sale and/or consumption activity shall file a supplemental application with the city manager on forms provided by the city.
 - (2) The application shall be filed with the special event permit application and in accordance with the time lines provided for special events.
 - (3) The application for an alcoholic beverage special event permit shall include, in addition to any information otherwise required by this article, the following information:
 - (i) Diagram depicting areas within the event venue within which beverage sales are to occur;
 - (ii) Documentation of state alcoholic beverage licensing.
- (d) Permits issued pursuant to this chapter for sale and/or consumption of alcoholic beverages at a special event shall be subject to the following conditions in addition to those contained in this article:
- (1) The applicant shall provide, in addition to insurance required in this chapter, general liability and other insurance as required by the provisions of Florida Statutes for the sale and/or consumption of alcoholic beverages, including:

Liquor liability—The applicant must provide insurance that includes coverage for liability arising out of such sale, provision, possession or consumption of alcoholic beverages.

 - (i) A separate, stand alone liquor liability insurance policy may be used to also meet the general liability insurance requirement, provided that such liquor Liability policy also provides non liquor-related, general liability coverage in the specified amounts. If there will not be any sale of alcohol, "host liquor liability" coverage contained within the general liability policy will be sufficient to meet this liquor liability requirement.
 - (ii) Neither approval nor failure to disapprove insurance furnished by an applicant shall relieve the applicant from responsibility to provide insurance as required by this chapter.

- (2) The proposed sales and/or consumption activity will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation.
- (3) The proposed sales and/or consumption activity will not entail extraordinary or burdensome expense or police operation by the city.
- (4) The use of alcoholic beverages is not expected to result in violence, crime, or disorderly conduct.
- (5) The person responsible for conducting the event on behalf of the applicant shall meet state minimum age licensure requirements and has not been convicted of a felony or a crime involving moral turpitude.
- (6) The applicant has obtained any necessary federal, state or local permits otherwise required to engage in the proposed sales and/or consumption activity.
- (7) Alcoholic beverages shall be served in containers meeting industry standards for such events and shall be so designed and constructed that law enforcement officers may ascertain their contents upon visual inspection and shall not include sport drink bottles, ceramic or glass mugs, closed containers, or other containers not clearly labeled as containing an alcoholic beverage. The application shall provide for proper disposal of litter resulting from the activity.
- (8) The applicant shall comply with all ordinances and conditions associated with permitting of events upon public property.
- (9) The sale and consumption of alcoholic beverages shall be confined to designated and secured areas within the event venue or shall be confined within a secured perimeter for the entire event.
- (10) The applicant shall pay any additional costs of police or other city services attributed to the sale or consumption of alcoholic beverages during the activity.

(Ord. No. L-246, § 2, 2-21-12; Ord. No. L-258, § 1, 6-4-12)



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
Nicholas Mimms, Deputy City Manager

FROM: Rebecca Grohall, Planning Manager

RE: Entertainment District

DATE: October 13, 2014


Staff has worked with the Police Department and Code Enforcement, and is in support of the changes proposed by the Police Department.

Staff is respectfully requesting Commission give direction on proceeding, or make recommendations for revisions.


City of Fort Pierce

Zoning

-  C5 Tourist Commercial
-  OS1 General & Recreational Open Space

 Major Roads

0.25

 Miles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGF, swisstopo, and the GIS User Community



City of Fort Pierce
Planning Department
Created 10/9/2014

City Commission Conference Agenda

Agenda Item # 4. C.

Meeting Date: 10/13/2014

Re: Employer Cost to Buy Back Service Years

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Discussion of City's payment of the employer's portion of the cost for Commissioners Perona and Sessions to buy back years of service in the retirement system - Finance Director

Attachments

Comm. Perona

Comm. Sessions

Form Review

Form Started By: Jennifer Robinson

Started On: 10/08/2014 03:25 PM

Final Approval Date: 10/08/2014



May 23, 2014


CONFIDENTIAL

Ms. Christine Paz
Senior Accounting Clerk - Retirement
City of Fort Pierce
100 N. U.S. Highway 1, P.O. Box 1480
Fort Pierce, Florida 34954-1480

Re: Elected Official Buy-In: Commissioner Thomas K. Perona

Dear Christine:

In accordance with your request, we have computed the actuarial cost to allow Commissioner Thomas K. Perona to join the City of Fort Pierce Retirement and Benefits System. Results are based on the following information that was supplied to us for use in the calculations:

Date of Hire:	January 4, 2010
Date of Birth:	
Rate of Pay:	\$14.7436 per hour
Hours per Pay Period:	60 hours
Pay Periods per Year:	26

Mr. Perona's accrued monthly benefit as of April 21, 2014 was calculated as follows:

Monthly Final Average Salary:	\$1,916.67
Accrued service:	3.5833 years
Benefit Multiplier:	3.0%
Accrued monthly benefit:	\$206.04

Ms. Christine Paz
May 23, 2014
Page 2

Therefore, the cost to add Mr. Perona to the Retirement and Benefits System is shown below:

Approximate Employee Portion (with interest):	\$4,507.82
Employer Portion (balancing item):	\$16,748.85
Calculated Total:	\$21,256.67

Calculation Notes

The calculations are based on the information provided by Retirement and Benefit System staff, and the total is split into portions to allow for the possibility that the City will pay the employer portion of the actuarial cost. Mr. Perona is responsible for at least the employee portion in any event.

Actuarial Assumptions

Calculations were performed using the following assumptions: RP-2000 Combined Healthy Mortality Table for males, interest at 8.0% per annum, 5.16% member contribution rate, 6% interest on member contributions, and commencement of benefits upon completion of 5 years of service.

Please call with any questions or comments.

Sincerely,



Brad L. Armstrong, ASA, EA, MAAA

BLA:ktn

cc: Gloria Johnson



May 23, 2014

CONFIDENTIAL

Ms. Christine Paz
Senior Accounting Clerk - Retirement
City of Fort Pierce
100 N. U.S. Highway 1, P.O. Box 1480
Fort Pierce, Florida 34954-1480

Re: Elected Official Buy-In: Commissioner Reginald B. Sessions

Dear Christine:

In accordance with your request, we have computed the actuarial cost to allow Commissioner Reginald B. Sessions to join the City of Fort Pierce Retirement and Benefits System. Results are based on the following information that was supplied to us for use in the calculations:

Dates of Hire:	January 3, 1994 – January 7, 2002; January 7, 2008
Date of Birth:	██████████
Rate of Pay:	\$14.7436 per hour
Hours per Pay Period:	60 hours
Pay Periods per Year:	26

Mr. Sessions' accrued monthly benefit as of April 21, 2014 was calculated as follows:

Monthly Final Average Salary:	\$1,916.67
Accrued service:	14.25 years
Benefit Multiplier:	3.0%
Accrued monthly benefit:	\$819.38

Ms. Christine Paz
May 23, 2014
Page 2

Therefore, the cost to add Mr. Sessions to the Retirement and Benefits System is shown below:

Approximate Employee Portion (with interest):	\$19,470.00
Employer Portion (balancing item):	\$21,675.53
Calculated Total:	\$41,145.53

Calculation Notes


The calculations are based on the information provided by Retirement and Benefit System staff, and the total is split into portions to allow for the possibility that the City will pay the employer portion of the actuarial cost. Mr. Sessions is responsible for at least the employee portion in any event.

Actuarial Assumptions

Calculations were performed using the following assumptions: RP-2000 Combined Healthy Mortality Table for males, interest at 8.0% per annum, 7.16% and 5.16% applicable member contribution rates, 6% interest on member contributions and commencement of benefits at age 60.

Please call with any questions or comments.

Sincerely,



Brad L. Armstrong, ASA, EA, MAAA

BLA:ktn

cc: Gloria Johnson

City Commission Conference Agenda

Agenda Item # 4. D.

Meeting Date: 10/13/2014

Re: Medical Marijuana Update

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Proposed Draft of Medical Marijuana Ordinance - Planning Manager

Attachments

[Memo from Planning Manager](#)

[Proposed Medical Marijuana Ordinance](#)

[Zoning Use Map](#)

[Scripps Article](#)

Form Review

Form Started By: Jennifer Robinson

Started On: 10/08/2014 03:41 PM

Final Approval Date: 10/08/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
Nicholas Mimms, Deputy City Manager

FROM: Rebecca Grohall, Planning Manager

RE: Medical Marijuana Proposed/Draft Ordinance Conference Agenda

DATE: October 13, 2014

Overview

At the direction of the City Commission, the Planning and Development Department in coordination with the City Attorney's office has prepared the attached draft ordinance to the City's Land Development Regulations to regulate medical marijuana dispensaries and cannabis farms. The proposed regulations address the location, development standards and operations of facilities for dispensing of medical marijuana, as well as cannabis growing operations. The draft ordinance is in response to the possibility that medical marijuana use may become legal in the State of Florida with the passage of Amendment 2 creating Article X, Section 29 of the Florida Constitution. If the voters approve the Amendment, the effective date would be January 2015, so it is incumbent if the City wishes to regulate that the ordinance be adopted by the end of the calendar year. To achieve that goal, the draft is being presented to the Conference Agenda in October, then will be presented to the Technical Review Committee and be placed on the November 12th meeting (Nov. 11th is a holiday), followed by City Commission in December.

Constitutional Ballot Amendment Summary

If approved by the voters, the medical marijuana constitutional amendment would legalize the production, processing, dispensing, possession and use of medical marijuana in the State of Florida. A copy of the full text of the proposed amendment is attached.

If passed, the amendment would not legalize any non-medical/recreational use, possession, or production of marijuana. It would only apply to Florida law and would not authorize violations of federal law. [Note: The Federal Controlled Substances Act prohibits the production, distribution and use of marijuana for medical and recreational purposes; however, a 2009 Deputy U.S. Attorney's General's memorandum providing policy guidance to selected U.S. Attorneys, provides that individuals who use, acquire, and supply medical marijuana in accordance with state law will not be prosecuted by the federal government.]

The amendment would allow the use of marijuana for individuals with a debilitating medical condition as defined in the amendment and as determined by a licensed Florida physician. Personal caregivers would be allowed to assist patients in the medical use of marijuana. The Florida Department of Health would have six months from the date of passage of the amendment to issue implementing regulations as detailed in the amendment, including the registration and regulation of centers that produce and distribute marijuana for medical purposes and the issuance of identification cards to patients and caregivers.

The term "Debilitating Medical Condition" is defined in the proposed amendment as: "...cancer, glaucoma, positive status for human immunodeficiency virus (HIV), acquired immune deficiency syndrome (AIDS), hepatitis C, amyotrophic lateral sclerosis (ALS), Crohn's disease, Parkinson's disease, multiple sclerosis or other conditions for which a physician believes that the medical use of marijuana would likely outweigh the potential health risks for a patient."

Concerns and Potential Impacts of the Proposed Amendment. Some of the concerns raised regarding potential secondary impacts on local communities should the amendment pass include:

- No limits are established for the number of Medical Marijuana Treatment Centers ("Centers"), which, as defined in the text of the amendment, include entities given the power to acquire, cultivate, possess, process, transfer, transport, sell, distribute, dispense, or administer marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.
- No location requirements are identified that would prohibit the Centers from being located next to schools, public parks, residential neighborhoods, or other sensitive uses.
- Nothing restricts or prevents children or the general public from frequenting the Centers to obtain and use marijuana.
- The definition of a "debilitating medical condition" is so broad that with a physician's certification anyone could legally obtain medical marijuana for even minor ailments if the physician believes that the medical use of marijuana would likely outweigh the potential health risks for a patient."

In addition to the above concerns, other potential local impacts include:

- The Centers may be targets for increased criminal activity because of valuable inventory and large amounts of cash.
- Marijuana may be diverted for unintended purposes creating further drug related problems for a community including marijuana-impaired driving fatalities.
- The Centers have the potential to create a blighting influence on neighboring properties if not properly regulated.
- The Centers may increase traffic and noise and loitering in the immediate vicinity.

Staff Approach

In response to the above concerns and uncertainty regarding future state regulations and enforcement should the amendment pass, the City Commission gave direction to prepare land use regulations that would govern the location, site development standards, and the operations of medical marijuana facilities.

In response to the above mentioned concerns, Planning staff has prepared a draft ordinance that, among other listed requirements, strictly limits medical marijuana uses in the City of Fort Pierce:

- Allowing only the dispensing of medical marijuana at "medical marijuana dispensaries," excluding the cultivation and processing of medical marijuana within the city limits. This ordinance still prohibits the use or cultivation of "non medical" marijuana (aka recreational use).

- Allowing "medical marijuana dispensaries" only within the C3 (Commercial General) District, and only as a conditional use. Medical Marijuana cultivation would be allowed in C3 as well as I1 (Light Industrial) and also require a conditional use application. [See attached map roughly depicting the area of the City eligible for locations of the two zoning districts.]
- Requiring physical separation of medical marijuana dispensaries from schools, child day care centers, public parks, residential zoning districts, and other medical marijuana dispensaries.
- Establishing site design standards to address security and other concerns, through CPTED principles.
- Placing limits on the size of the medical marijuana dispensaries, the business hours to primarily day-time hours, and the sale of products to only medical marijuana, related supplies, or educational materials.
- Prohibiting the on-site consumption of both alcoholic beverages and marijuana at the medical marijuana dispensaries.

One possible addition (not currently included): Limiting access to the medical marijuana dispensaries to qualifying patients over the age of 18, personal caregivers, employees of the business, or other qualified individuals including authorized city and state officials.

The draft ordinance would also apply to low-THC medical marijuana that is currently allowed (aka "Charlotte's Web"). The State is now in rulemaking to enact regulations to govern this type of medical marijuana, which is authorized pursuant to Section 381.986, Florida Statutes. The staff believes the conservative and prudent approach is to include municipal regulation of low-THC medical marijuana in the draft ordinance before you. Note that the ordinance can be amended in the future, if necessary, when the regulations for the low-THC medical marijuana and the regulations pursuant to the amendment, if passed, are enacted by the State.

Staff Review and Analysis

The staff reviewed the proposed text amendment to the Land Development Regulations based on the standards outlined for modifications to the Land Development Code. The staff's analysis and findings are as follows:

Justification for the Amendment. As noted above, the real concerns regarding legalizing medical marijuana use and its potential impacts on the public health, safety, and welfare clearly justify the need for the proposed ordinance. This need is further warranted by the many unknowns of how the constitution amendment, if it passes, will be implemented and how the medical use of marijuana will be regulated by the State. Therefore, the staff finds the proposed text amendment to be justified and warranted pursuant to Article IX of Section 22.

Consistency with Land Development Regulations. The staff finds that the proposed ordinance is consistent with the Land Development Regulations. A medical marijuana dispensary is a use that has the potential for significant external impacts on the community and neighboring uses.

Limiting the use to the zoning district C3 General Commercial and I1 Light Industrial is appropriate and internally consistent with the City's Land Development Regulations. The separation requirements from non-compatible land uses and other medical marijuana dispensaries and the requirement that the use is to be treated as a conditional use further protects other uses. It ensures that an "enclave" of medical marijuana dispensaries is not created which may have a deleterious impact on nearby uses and property values.

Consistency with the Comprehensive Plan. The staff finds the text amendment to be consistent with Land Use element of the Comprehensive Plan that states: "The City shall establish and maintain land use/development regulations that will reduce and prevent land uses that are inconsistent with community character and incompatible with adjacent development. " The proposed ordinance for regulating medical marijuana dispensaries is clearly consistent with this objective. The specific location, site development, and operational standards for these medical marijuana dispensaries and medical cannabis farms are intended to protect nearby properties in proximity and sensitive land uses from the potential adverse impacts of this type of use.

Recommendation

Staff is requesting direction on the proposed amendment, either moving forward as is presented or to suggest modifications.

ORDINANCE NO. 14-032

AN ORDINANCE OF THE CITY OF FORT PIERCE FLORIDA RELATING TO MEDICAL MARIJUANA; AMENDING THE CODE OF ORDINANCES, CHAPTER 22, "ZONING", ARTICLE IV, "SUPPLEMENTARY"; PROVIDING DEFINITIONS; PROVIDING THAT NON-MEDICAL MARIJUANA SALES AND NON-MEDICAL MARIJUANA CANNABIS FARMS ARE PROHIBITED USES IN ALL ZONING DISTRICTS; PROVIDING THAT MEDICAL MARIJUANA DISPENSARIES AND MEDICAL MARIJUANA CANNABIS FARMS ARE CONDITIONAL USES IN CERTAIN ZONING DISTRICTS; PROVIDING ADDITIONAL STANDARDS AND CONSIDERATIONS FOR APPROVAL OF A CONDITIONAL USE APPLICATION FOR A MEDICAL MARIJUANA DISPENSARY OR MEDICAL MARIJUANA CANNABIS FARM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida is considering legalizing the dispensing of marijuana for medical purposes through constitutional amendment; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that it is in the best interests of the citizenry and general public to regulate the location of medical marijuana dispensaries and related activities in the event the State of Florida legalizes said dispensaries; and

WHEREAS, the City Commission has the responsibility and authority to determine what uses are best suited to particular zoning categories as well as land use categories within the City; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that given the potential impact on the surrounding area, that medical marijuana dispensaries should only be allowed within the C-3, General Commercial zoning district and I-1, Light Industrial as a conditional use; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that it is advisable and in the public interest to consider certain distance and other siting standards in regard to the location of operation of medical marijuana dispensaries as a conditional use; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that non-medical marijuana and non-medical cannabis farms sales would not be suited to any zoning district within the City of Fort Pierce; and

WHEREAS, the City Commission of the City of Fort Pierce finds that this ordinance promotes the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA THAT:

SECTION 1. Chapter 22, “Zoning”, Article IV, “Supplementary Regulations,” of the City of Fort Pierce Code of Ordinances is hereby amended as follows (note: strikethrough text indicates deletions, underline text indicates additions, ellipses (***) identify text that remains unchanged and that is not reprinted herein):

Sec. 22-73 Medical Marijuana Regulations

(a) Definitions.

Cannabis. Any plant or part of a plant of the genus *Cannabis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin

Cannabis Farm. Any property used in whole or in part for the growing or cultivation of *Cannabis* plants, whether or not such growing or cultivation is lawful under federal or state law.

Medical Marijuana Dispensary. A facility that is operated by an organization or business holding all necessary licenses and permits from which marijuana, cannabis, cannabis-based products, or cannabis plants are delivered, purchased, possessed, or dispensed for medical purposes and operated in accordance with all local, federal and state laws. Physicians authorized by State law to order low-THC cannabis, as defined in Florida Statutes, for patients’ medical use are not included in the definition of Medical Marijuana Dispensary.

Medical Use. The prescriptive use of any form of cannabis to treat a qualifying medical condition and the symptoms associated with that condition or to alleviate the side effects of a qualifying medical treatment as authorized by State law.

Non-Medical Marijuana Sales. The purchase, sale, transfer or delivery of marijuana, cannabis, cannabis-based products or cannabis plants when such sale, transfer or delivery is not associated with any medical purpose or use, whether or not such purchase, sale, transfer or delivery is lawful under federal or state law.

(b) Medical Marijuana and Cannabis Sales and Farms

Non-medical Marijuana Sales and non-medical Cannabis Farms shall be prohibited uses in all zoning districts of the City. Medical Marijuana Dispensaries and Medical Marijuana Cannabis Farms shall be a prohibited use in all zoning districts of the City except C-3, General Commercial and I-1, Light Industrial as a conditional use, hearing and approval as provided in this Code of Ordinances. An application for

conditional use for a Medical Marijuana Dispensary and Medical Marijuana Cannabis Farms may be denied, approved or approved with conditions. In addition to all other requirements and conditions, the applicant shall comply with all the following conditions contained herein and no conditional use for a Medical Marijuana Dispensary or Medical Marijuana Cannabis Farm shall be approved unless the applicant has shown by competent substantial evidence its ability to comply with each of the conditions contained herein.

(1) *Loitering.* A Medical Marijuana Dispensary shall provide adequate seating for its patients and business invitees and shall not allow patients or business invitee to stand, sit (including in a parked car), or gather or loiter outside of the building where the dispensary operates, including in any parking areas, sidewalks, right-of-way, or neighboring properties for any period of time longer than that reasonably required to arrive and depart. The Medical Marijuana Dispensary shall post conspicuous signs on at least three sides of the building that no loitering is allowed on the property.

(2) *No drive through service.* No Medical Marijuana Dispensary shall have a drive through or drive in service aisle. All dispensing, payment for and receipt of products shall occur from inside the Medical Marijuana Dispensary.

(3) *No Vending Machine Service.* No stand-alone, independently operated vending machine producing marijuana, cannabis, cannabis-based products, or cannabis plants shall be permitted. No Medical Marijuana Dispensary shall incorporate a stand-alone vending machine within its establishment producing marijuana, cannabis, cannabis-based products, or cannabis plants.

(4) *Alcoholic Beverages.* No consumption of alcoholic beverages shall be allowed on the premises on which a Medical Marijuana Dispensary is located, including the parking areas and sidewalks.

(5) *Separation Distances.* No Medical Marijuana Dispensary shall operate within five hundred (500) feet of any pre-existing school, church, day care facility, or public park. No Medical Marijuana Dispensary shall operate within one thousand six hundred (1,600) feet of another Medical Marijuana Dispensary or like establishment. No Medical Marijuana Cannabis Farm shall operate within five hundred (500) feet of any pre-existing school, church, day care facility, public park. No Medical Marijuana Cannabis Farm shall operate within one thousand six hundred (1,600) feet of another Medical Marijuana Cannabis Farm or like establishment. No waiver of distance shall be granted for these uses. Pre-existing pharmacies who participate in the sale of medical marijuana are exempt from the distance requirement.

(6) *Compliance with Other Laws.* All Medical Marijuana Dispensaries shall at all times be in compliance with all federal, state and local laws and regulations.

(7) Hours of Operation. Medical Marijuana dispensaries shall only be allowed to operate between the hours of 7:00 A.M. and 7 P.M., Monday through Sunday.

Each application for conditional use shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways.

SECTION 2. CODIFICATION. It is the intent of the City Commission of the City of Fort Pierce that the provisions of this Ordinance shall be codified.

SECTION 3. SEVERABILITY. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 4. CONFLICTS. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be and become effective immediately upon final passage.

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance **No. 14-032** was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on _____ date , and on _____; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida on **December 1st, 2014**; and was duly introduced, read by title only and passed on second and final reading on **December 15th, 2014**, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 15th day of December 2014.

CITY OF FORT PIERCE, FLORIDA
CITY COMMISSION

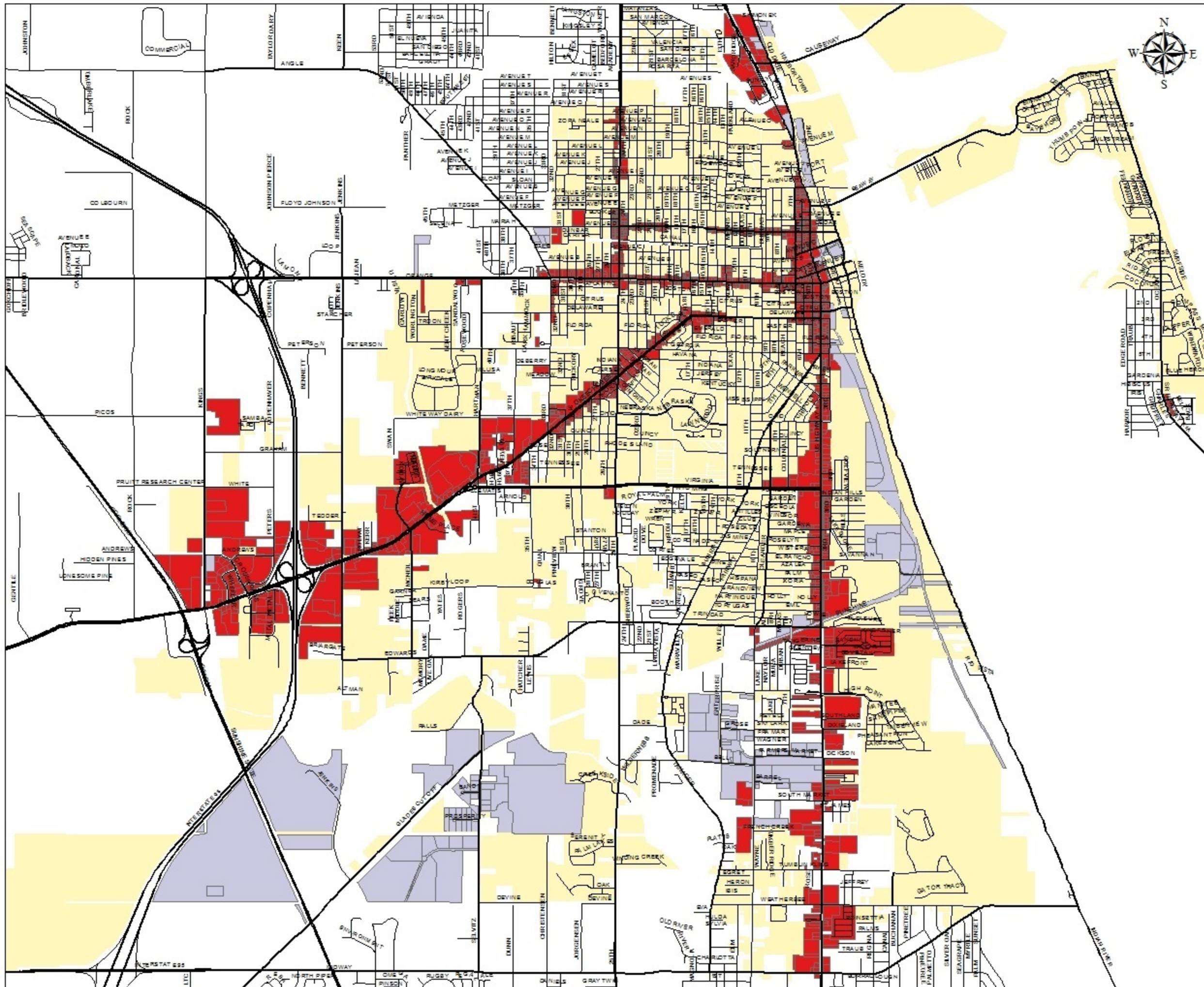
Linda Hudson, Mayor

ATTEST:

Linda W. Cox, City Clerk

DRAFT

City of Fort Pierce



Fort Pierce Zoning Map

- City of Ft. Pierce
- Zoning Use Districts**
- C3- General Commercial
- I1-Light Industrial
- Major Roads
- County Streets

1 Miles



City of Fort Pierce Planning Department
Created: 10/2/14
Contact: arutkowski@city.ftpierce.com

Public hearings to be held on location of medical marijuana dispensaries in St. Lucie County

BY: Keona Gardner

POSTED: 10:15 PM, Oct 7, 2014

UPDATED: 5 hours ago

TAG: [our property values \(/topic/our+property+values\)](/topic/our+property+values) | [shaping our future \(/topic/shaping+our+future\)](/topic/shaping+our+future) | [st lucie county \(/topic/st+lucie+county\)](/topic/st+lucie+county)

ST. LUCIE COUNTY — Members of the County Commission want to make it clear that their decision to advertise an ordinance regulating the location of medical marijuana dispensaries does not mean they support or are against legalizing the drug; they simply want to protect the public, officials said.

The group in a 5-0 vote Tuesday approved allowing county staff to advertise three public hearings about the medical marijuana dispensaries ordinance should state voters approve marijuana for medical purposes. The exact times and dates for the county public hearings had not been selected.

“We’re not in a position to advocate for or against this,” County Attorney Dan McIntyre said. “We are wanting to get out in front of this to avoid any conflicts.”

The county ordinance is in place as a precaution to state Amendment 2, which would allow medical use of marijuana for people with debilitating diseases, as determined by a licensed Florida doctor. The amendment must be passed by a 60 percent majority.

The proposed county ordinance would allow dispensaries in an industrial light zoning district. The county also is considering allowing dispensaries in a commercial general zoning district, County Planning and Development Services Director Mark Satterlee wrote Monday in an email to Scripps Treasure Coast Newspapers.

According to the proposed ordinance, the dispensary must be at least 2,500 feet away from any day care, school, residence, park, playground, religious institution, pharmacy, park or other medical marijuana dispensary.

The business hours of operation would be 8 a.m. to 6 p.m. Monday through Friday; 8 a.m. to noon Saturday and closed Sunday.

Satterlee stressed the proposed ordinance is in its preliminary stage and is expected to change before it gets to Planning and Zoning Commission sometime in November.

Two people spoke against advertising the ordinance and asked the commission to wait until after voters approve or reject Amendment 2.

However, County Commissioner Tod Mowery said the board's actions show the county is being proactive.

"As commissioners you need to be sitting in a position where you are protecting your residents," he said.

Added Commission Chairwoman Frannie Hutchinson, "I see it mostly as preparing for what could happen in the future."

HIGHLIGHTS

Highlights of St. Lucie County proposed medical marijuana dispensary ordinance:

- Allows dispensaries in an industrial light zoning district
- Dispensaries cannot serve alcoholic beverages
- Business must be more than 2,500 feet away from any residence, pharmacy, school, medical office, day care center, adult living facility, park, playground, religious institution or other medical marijuana dispensary
- Hours of operation: 8 a.m. to 6 p.m. Monday through Friday; 8 a.m. to noon Saturday, closed Sunday

- Cannot have outside display of any products
- Must post “No Loitering” signs on all sides of the building
- Vehicles cannot line the right of way to wait for access to the building

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City Commission Conference Agenda

Agenda Item # 4. E.

Meeting Date: 10/13/2014

Re: Artistry in Mosaics Letter of Interest

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Letter of Interest from Artistry in Mosaics - Planning Manager

Attachments

Memo from Planning Manager

Artistry in Mosaics

Form Review

Form Started By: Jennifer Robinson

Started On: 10/08/2014 03:50 PM

Final Approval Date: 10/08/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
Nicholas Mimms, Deputy City Manager

FROM: Rebecca Grohall, Planning Manager

RE: Artistry in Mosaics

DATE: October 13, 2014

Overview

In response to a letter sent by Andrew Hochstetter – Planning Staff has met with Mike Reals of Public Works and Jack Andrews, City Engineer. We weren't able to meet with Deputy Chief prior to drafting this memo but he has received all the information and Staff will follow up with him (and provide updated information at the Conference Agenda). The discussion is mainly focused on the request to possibly sell Lot 1 (of Block 8 of Pinewood Sub.), there is an additional need for alley way abandonment (with a replacing easement for the gas line there). Other parts of the alley have been abandoned already. In reviewing property records, it appears that at some point in time, they acquired the northern 18 feet of Lot 1. Mosaics already owns Lots 2-8 of Block B of Pinewood Sub (adjacent to 3rd Street) in unity of title, as well as Lots 19, 20, 21 and 22 of Block B of Pinewood Sub (adjacent to US Highway 1) in unity of title.

Staff Review and Analysis

The following items were discussed, with some need for additional information:

- When was the parcel purchased (or deeded) to the City, where there any restrictions on its use or disposition? (Perhaps the Attorney's office can research and provide input).
- Lot 1 is 60 foot wide by 125 wide, need a survey to confirm if that includes the 18 feet already indicated on property bills as owned by Mosaics.
- Artistry in Mosaics should utilize an engineer to confirm if the 60 foot width of the parcel is enough for them to provide the turning radius needed for access to the parking, as well as provide a landscape buffer to the parcels adjacent south. The width appears adequate for a two way drive aisle (24 feet), and good potential for appropriate turning radius'.
- Cross Access agreements for parcels in the adjacent alleyway (Mosaics has indicated their ability to get these).
- Coordinating with the Police Department regarding their plans for a park/passive open space.
- Possibly need to acquire r.o.w. on NB US 1 at Georgia for right hand turning movements.
- Artistry in Motion has been advised that they need an appraisal of the parcel, as well as an appraisal for the portions of the alleyway that are requested to be abandoned.
- Disposition of the parcel would result in job creation as well as placing a non-taxed lot on the tax rolls.

Recommendation

Staff is respectfully requesting the City Commission indicates if it is interested in pursuing the sale of this property, and Staff will continue with Artistry in Mosaics.



World's Leading Manufacturer of Superior Quality Ceramic Mosaics

RECEIVED
TIME _____
SEP 26 2014
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

September 25, 2014

Mr. Nick Mimms
Deputy City Manager, City of Fort Pierce

RE: Letter of Interest in acquiring and developing land at NW corner of Hayes and South Third Street

Dear Mr. Mimms,

My name is Andrew Hochstetter, President of Artistry in Mosaics at 901 S. Third Street in Fort Pierce. We met yesterday at City Hall and briefly discussed the possibility of Artistry in Mosaics acquiring the vacant city lots directly south of my business. The subject land is part of the city parcel identified as #2415-123-0001-5 on the St. Lucie County Property Appraiser's website.

If successful, it would be our intention to roll all or part of these lots into our ongoing development project of the recently purchased property behind our building on U.S. Hwy 1. In addition to adding property to the city's tax roll, the acquisition of this parcel would provide us with much needed space to expand our ceramic tile and distribution operation located in Fort Pierce for 27 years.

Artistry in Mosaics is a recognized industry leading manufacturer of specialty ceramic mosaic tile. We are also a growing importer and distributor of glass tile all through our sole location here in Fort Pierce. Founded in 1987, we currently employ 36, and are poised to grow that number significantly once our expansion is complete.

As our development project on U.S.1 is currently underway, time is of the essence. I would appreciate a meeting with you at your earliest convenience to discuss the feasibility of a sale.

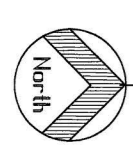
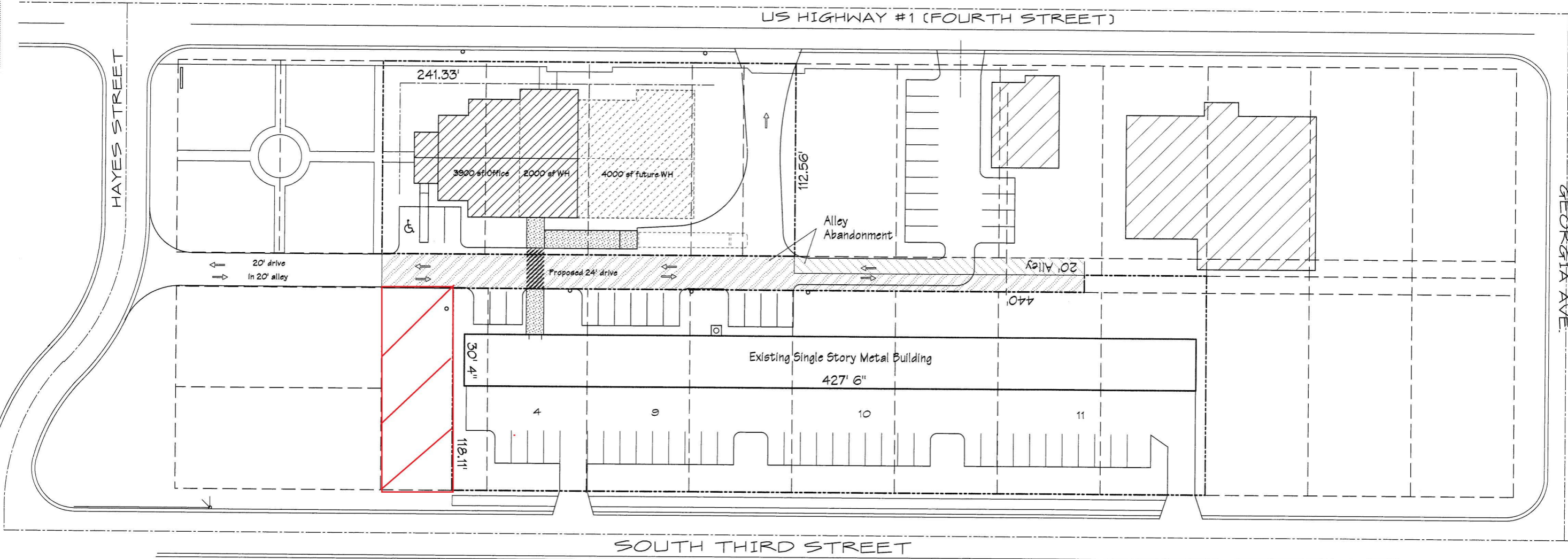
Thank you for your prompt consideration,

Sincerely yours,

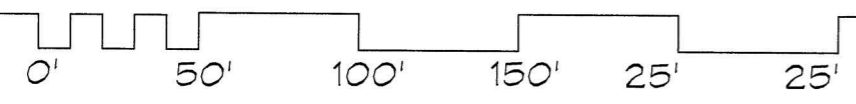
A handwritten signature in blue ink that reads "Andrew Hochstetter".

Andrew Hochstetter,
President

Cc: Jack Andrews, Planning Dept.
John Foster, Architect



Site Area Plan Scale - 1" = 30' 0"



Parcel 1 Data

Area	51,968 SF
Acres	1.19
Building	12,931 SF
Coverage	24.8 %

Parcel 2 Data

Area	27,166 SF
Acres	0.62
Building	
Coverage	

Zoning "C-3"
Future Land Use "CG" General Commercial

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement. Copyright © 2014 John M. Foster - Architect All rights reserved

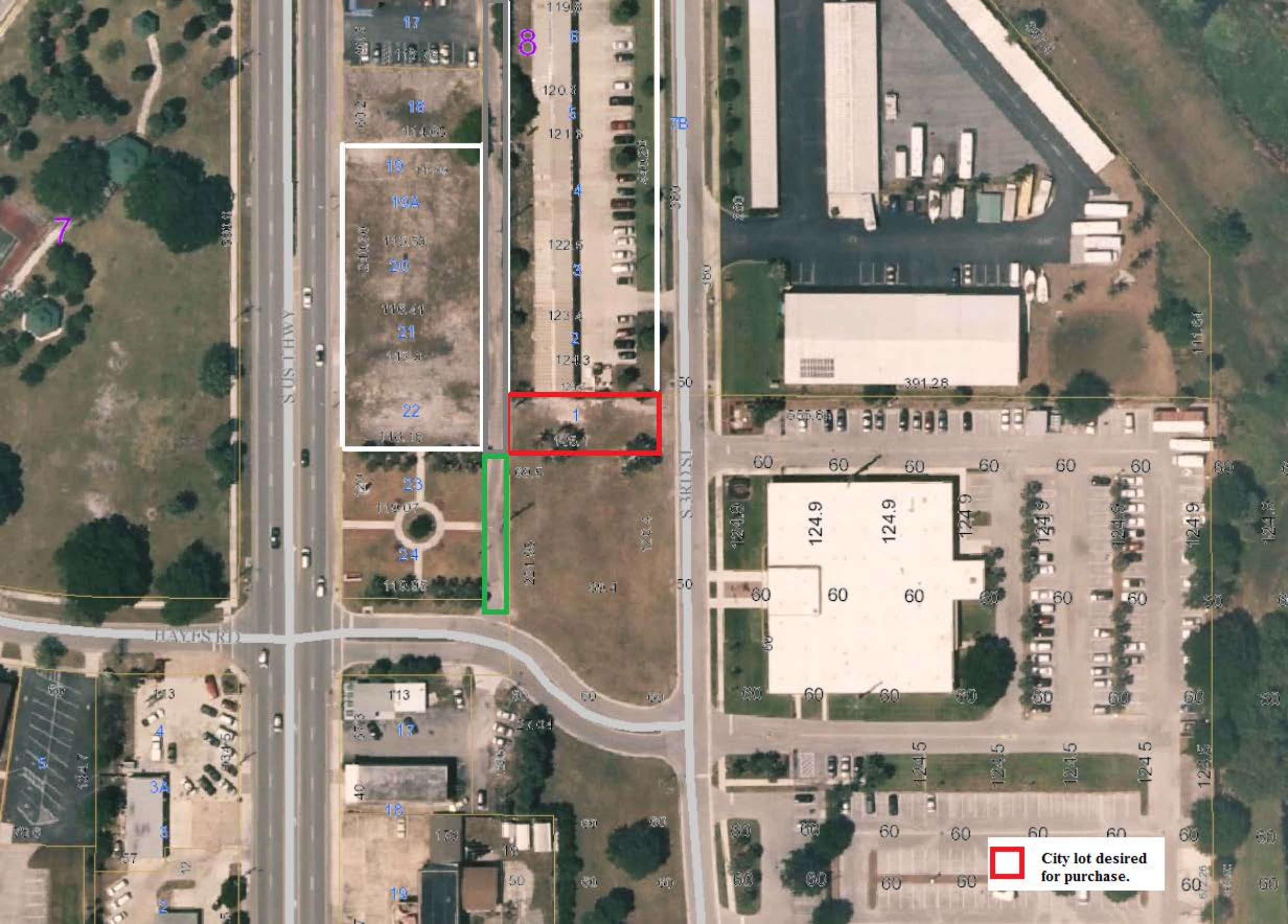
Date	By	Description
08/3/14	JMF	Issued for Prelim. Review
Revisions		

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-9464 - Florida Registration No. 8511
jmfarch@gmail.com



Site Area Plan
artistry in mosaics
901 S. Third Street, Ft. Pierce Florida 34950

Sheet
8 of 11



S US HWY

HAYES RD

7B

S 3RD ST

17
118.38

18
114.05

19
113.58

20
118.41


21
117.8

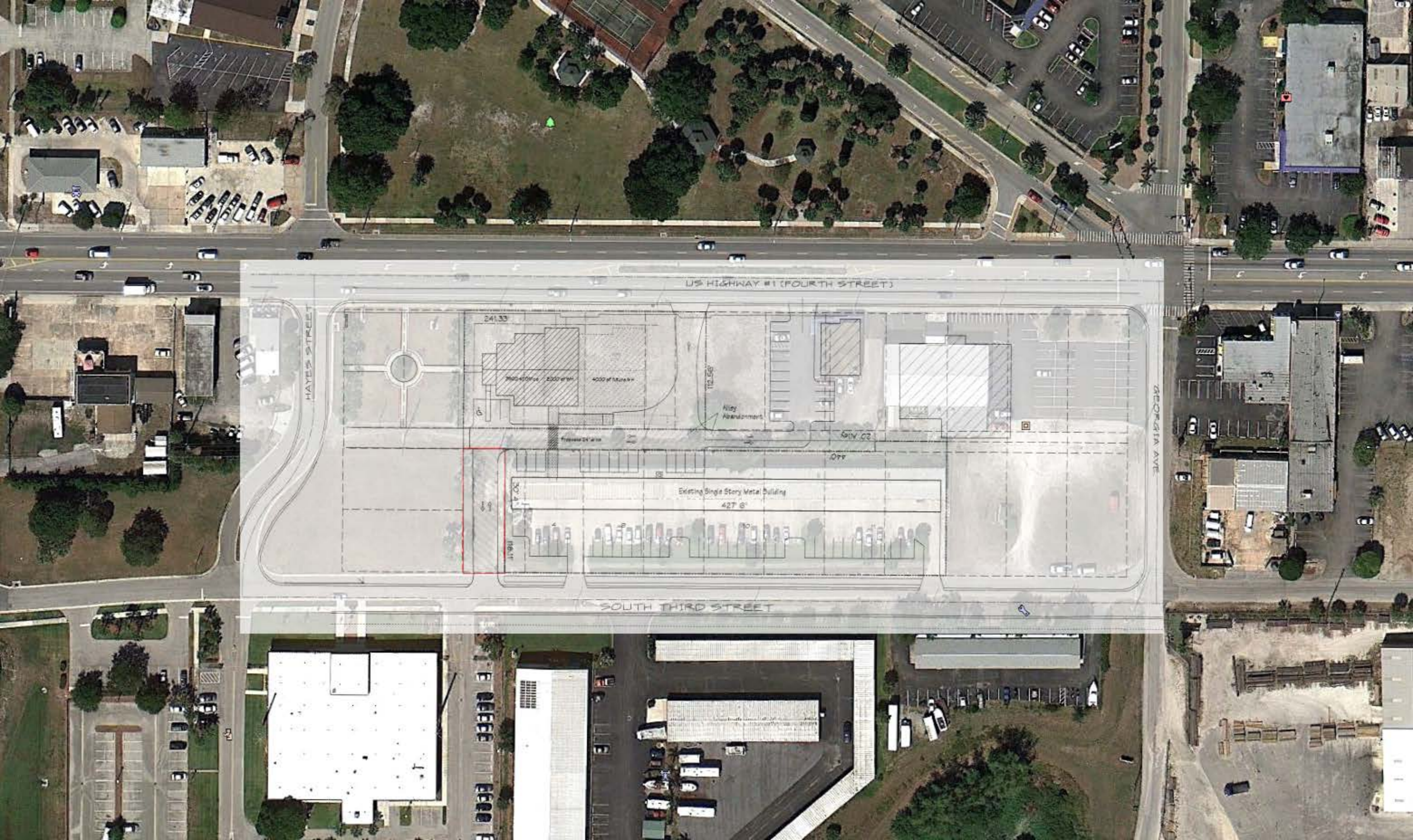
22
118.15

1
119.7

23
119.07

24
118.85

 City lot desired for purchase.



US HIGHWAY #1 (FOURTH STREET)

HAYES STREET

GEORGIA AVE

SOUTH THIRD STREET

241.33'

200' of 10' W

400' of 10' W

112.55'

New Addition

2014.02'

440'

Existing Single Story Metal Building
427' 6"

30' 4"

16' 11"

US HIGHWAY #1 (FOURTH STREET)

HAYES STREET

GEORGIA AVE.

241.33'

3500 sq ft Office

2000 sq WH

4000 sq future WH

112.56'

Alley Abandonment

Proposed 24' drive

20' Alley

440'

Existing Single Story Metal Building

427' 6"

30' 4"

118.11'

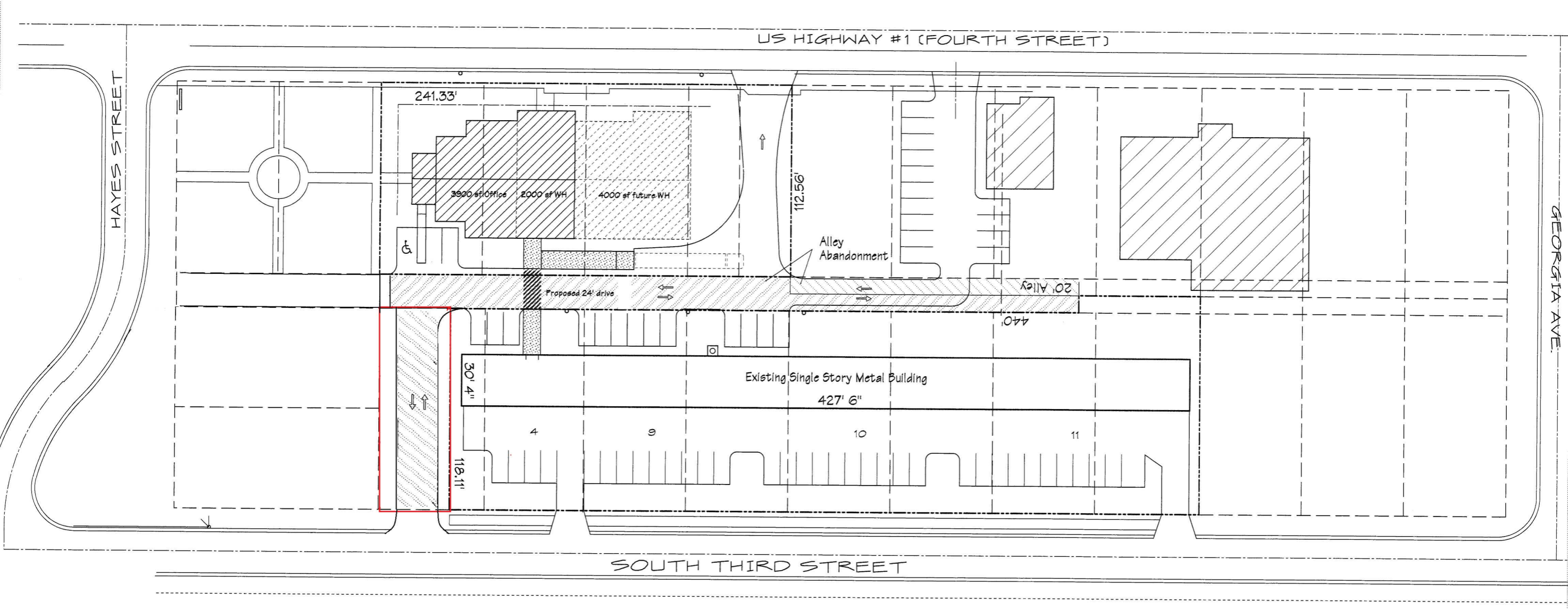
4

9

10

11

SOUTH THIRD STREET



**2014 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES**

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Parcel ID 2415-601-0083-000-0

Tax Code: 0022 Fort Pierce
 Location: S US HWY 1
 Legal Desc:
 PINWOOD S/D BLK 8 LOTS 19, 19 A, 20, 21 AND 22 - LESS US 1 (0.65AC- 28,088 SF) (OR 3635-135)

Mosaics Of America Inc
 901 S 3rd
 Fort Pierce, FL 34950-5159



00000024593

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	2.9221	45.58	2.8619	350.30	3.7764	462.23	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	3.9699	61.93	3.8881	475.90	3.2699	400.24	
Erosion Dist E	.0925	1.44	.0905	11.08	.0925	11.32	
Mosquito Control	.4065	6.34	.3977	48.68	.2522	30.87	
County Parks	.2313	3.61	.2265	27.72	.2313	28.31	
County Transit	.1269	1.98	.1241	15.19	.1269	15.53	
PUBLIC SCHOOLS							
By State Law	5.0090	78.14	4.8674	595.77	4.9930	611.14	September 09, 2014 5:15 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	35.07	2.1845	267.38	2.2480	275.16	
MUNICIPALITY							
Fort Pierce	6.6050	103.04	6.5786	805.22	6.5786	805.22	September 08, 2014 5:05 PM 100 North US Hwy 1, Fort Pierce (772) 467-3073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	.1685	2.63	.1577	19.30	.1577	19.30	September 11, 2014 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	.1838	2.87	.1717	21.02	.1717	21.02	
Everglades Project	.0587	.92	.0548	6.71	.0548	6.71	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	46.80	2.9378	359.59	3.0000	367.20	September 03, 2014 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
FL Inland Nav Dist	.0345	.54	.0323	3.95	.0345	4.22	September 12, 2014 5:30 PM 210 Military Trail, Jupiter (561) 627-3386
Children Services	.4872	7.60	.4771	58.40	.4765	58.32	September 10, 2014 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	.0154	.24	.0154	1.88	.0154	1.88	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Total Property Taxes		398.73		3,068.09		3,118.67	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	1.7000	54.000	\$91.80
Total Non-Ad Valorem Assessment				\$91.80

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

**Ken Pruitt
Saint Lucie County Property Appraiser**

Parcel ID 2415-601-0083-000-0

Tax Code: 0022 Fort Pierce
Location: S US HWY 1

Legal Desc:
PINEWOOD S/D BLK 8 LOTS 19, 19 A, 20, 21 AND 22 - LESS US 1 (0.65AC- 28,088 SF) (OR 3635-135)

Property Valuation

Market Value	Last Year	This Year
	\$15,600	\$122,400

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	15,600	122,400	0	0	15,600	122,400
Public Schools	15,600	122,400	0	0	15,600	122,400
Municipality	15,600	122,400	0	0	15,600	122,400
Water Management	15,600	122,400	0	0	15,600	122,400
Independent Districts	15,600	122,400	0	0	15,600	122,400
Voter Approved Debt Service	15,600	122,400	0	0	15,600	122,400

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
**2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021**

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.paslc.org and must be filed **ON OR BEFORE: September 9, 2014**

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

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**2014 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES**

DO NOT PAY - THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Parcel ID 2415-601-0072-000-0

Tax Code: 0022 Fort Pierce
Location: 901 S 3rd St
Legal Desc:

PINEWOOD S/D BLK 8 N 18.8 FT OF LOT 1 AND ALL LOTS 2 THRU 8 IN C AND THAT PART OF VAC ALLEY ON THE WEST AS IN OR 3606-2779 (O

Mosaics Of America Inc
901 S 3rd
Fort Pierce, FL 34950-5159



00000024588

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	2.9221	1,303.26	2.8619	1,265.53	3.7764	1,669.92	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	3.9699	1,770.58	3.8881	1,719.32	3.2699	1,445.95	
Erosion Dist E	.0925	41.26	.0905	40.02	.0925	40.90	
Mosquito Control	.4065	181.30	.3977	175.86	.2522	111.52	
County Parks	.2313	103.16	.2265	100.16	.2313	102.28	
County Transit	.1269	56.60	.1241	54.88	.1269	56.12	
PUBLIC SCHOOLS							
By State Law	5.0090	2,234.01	4.8674	2,152.36	4.9930	2,207.90	September 09, 2014 5:15 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	1,002.61	2.1845	965.99	2.2480	994.07	
MUNICIPALITY							
Fort Pierce	6.6050	2,945.83	6.5786	2,909.06	6.5786	2,909.06	September 08, 2014 5:05 PM 100 North US Hwy 1, Fort Pierce (772) 467-3073
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	.1685	75.15	.1577	69.73	.1577	69.73	September 11, 2014 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	.1838	81.97	.1717	75.93	.1717	75.93	
Everglades Project	.0587	26.18	.0548	24.23	.0548	24.23	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	1,338.00	2.9378	1,299.10	3.0000	1,326.60	September 03, 2014 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
FL Inland Nav Dist	.0345	15.39	.0323	14.28	.0345	15.26	September 12, 2014 5:30 PM 210 Military Trail, Jupiter (561) 627-3386
Children Services	.4872	217.29	.4771	210.97	.4765	210.71	September 10, 2014 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	.0154	6.87	.0154	6.81	.0154	6.81	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Total Property Taxes		11,399.46		11,084.23		11,266.99	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt 772-467-3774	16.2000	54.000	\$874.80
Total Non-Ad Valorem Assessment				\$874.80

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

**Ken Pruitt
Saint Lucie County Property Appraiser**

Parcel ID 2415-601-0072-000-0

Tax Code: 0022 Fort Pierce
Location: 901 S 3rd St

Legal Desc:
PINWOOD S/D BLK 8 N 18.8 FT OF LOT 1 AND ALL LOTS 2 THRU 8 IN C AND THAT PART OF VAC ALLEY ON THE WEST AS IN OR 3606-2779 (O

Property Valuation

Market Value	Last Year	This Year
	\$446,000	\$442,200

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	446,000	442,200	0	0	446,000	442,200
Public Schools	446,000	442,200	0	0	446,000	442,200
Municipality	446,000	442,200	0	0	446,000	442,200
Water Management	446,000	442,200	0	0	446,000	442,200
Independent Districts	446,000	442,200	0	0	446,000	442,200
Voter Approved Debt Service	446,000	442,200	0	0	446,000	442,200

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

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