



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.

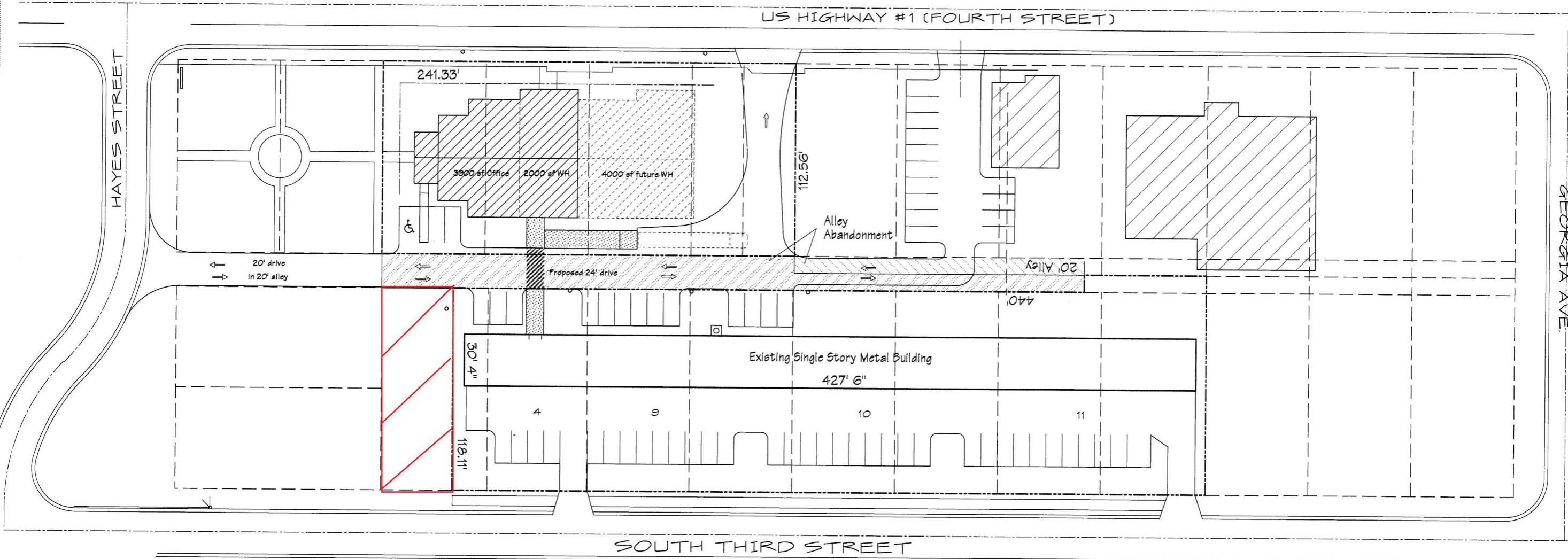
Thank you for your prompt consideration,

Sincerely yours,

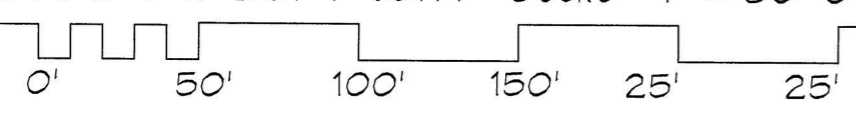
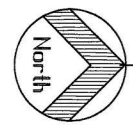
A handwritten signature in blue ink that reads "Andrew Hochstetter".

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

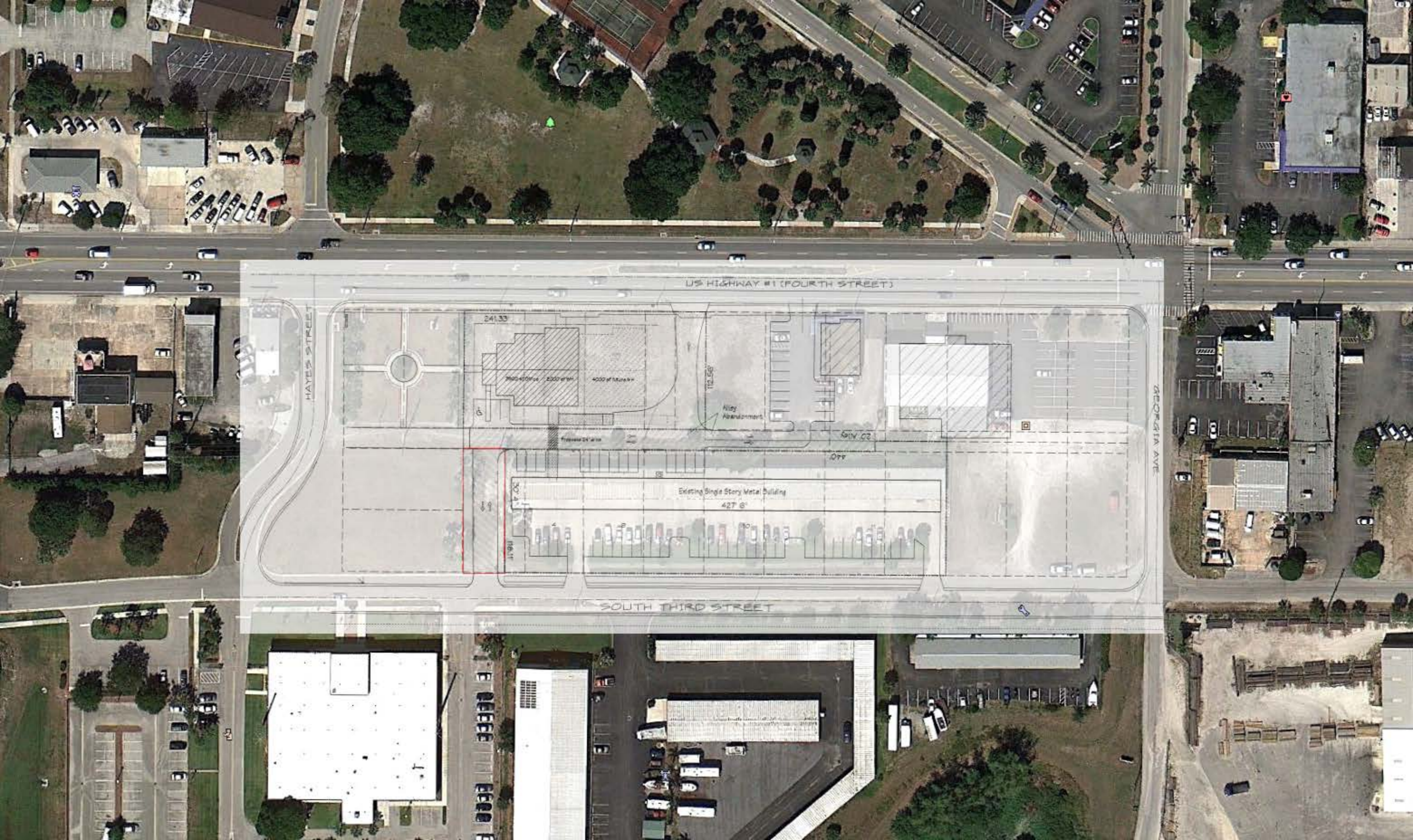
Date	By	Description
08/3/14	JMF	Issued for Prelim. Review
Revisions		

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



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"

166.11'

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'

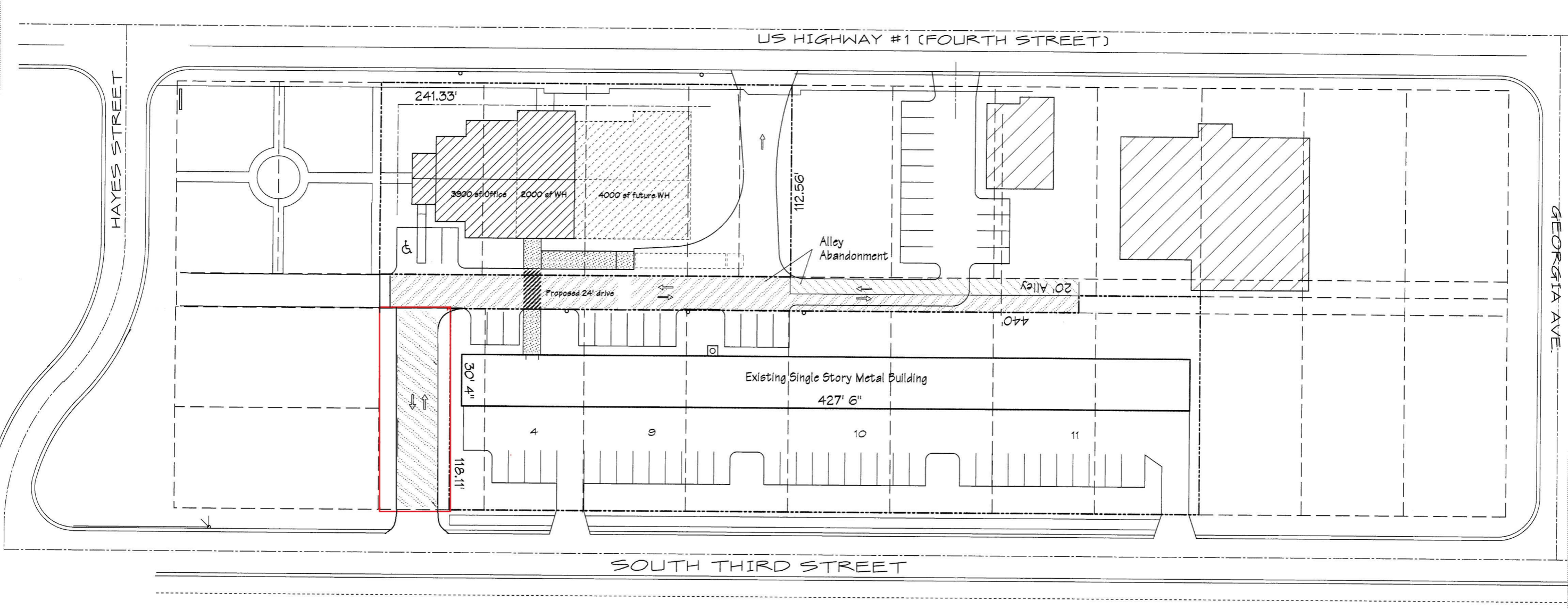
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9

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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".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

**Our Promise to You...
Superior Service, Trusted Results**

www.paslc.org



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

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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



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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
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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	

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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

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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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