

CITY OF FORT PIERCE

CITY COMMISSION AGENDA

Regular Meeting - Monday, July 21, 2014 - 6:30 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **OPENING PRAYER** - Pastor James Brown, Miracle Prayer Temple Worship Center
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
 - a. Approval of Minutes from the June 30, 2014 Budget Workshop.
 - b. Approval of Minutes from the July 7, 2014 meeting.
6. **PROCLAMATIONS**
 - a. Presentation of the Government Finance Officers Association Distinguished Budget Presentation Award to the City of Fort Pierce and Certificate of Recognition for Budget Preparation to Gloria Johnson, Finance Director.
7. **LETTERS TO COMMISSION**
 - a. Commendation Letter for Permit Specialist, Kim West, from Mr. Daniel Huff, General Contractor.
 - b. Letter from St. Lucie County Public Schools STEM Committee expressing their great appreciation for the partnership with the Sunrise Theatre for the STEM Rap Battle. The event was a great success and an opportunity to showcase the young scientists and mathematicians in St. Lucie County Middle and High Schools.
 - c. Presentation by the Treasure Coast Youth Sailing Foundation to the Department of Public Works and letter of appreciation.

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject which is not under Public Hearings on the Agenda may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

ANY PERSON SEEKING TO APPEAL ANY DECISION BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

9. **CONSENT AGENDA**

- a. Approval of Johnson-Davis, Inc. Fairway Drive Emergency Drainage Repair work proposal in the amount of \$113,331.69.
- b. Approval of increase to Blanket Purchase Order #140279 in the amount of \$7500. Requested funds are available in the existing Advertising budget line item #406-4600-575-4810.
- c. Approval of authorization for staff to enter into contractual negotiations with Mosaic Development of Saint Petersburg, Florida pursuant to the review of qualifications and proposals associated with RFQ 2014-010 King Plant Property Redevelopment

10. **PUBLIC HEARINGS**

- a. 2014-2015 Action Plan for Fiscal Year October 1, 2014-September 30, 2015 CDBG-Funded Activities. FIRST OF TWO PUBLIC HEARINGS.
- b. Ordinance No. 14-017 - Amending City Code Section 22-22, Allowed Uses; Eliminating the differentiation of public and private elementary, middle or high schools. SECOND READING
- c. Ordinance No. 14-018 - Right of Way Abandonment - Boston Avenue Extension East of South Indian River Drive. (Postponed from July 7, 2014 meeting).

11. **MISCELLANEOUS REPORTS & REQUESTS**

- a. Quarterly Financial Report for period ending June 30, 2014.

12. **CITY COMMISSION**

- a. Discussion led by Commissioner Alexander regarding the designation of Lincoln Park, Fort Pierce, St. Lucie County, as a "Common Good Community" by the Allegany Franciscan Ministries.
- b. Resolution No. 14-R22 appointing Linda George to the Keep Fort Pierce Beautiful Advisory Board.
- c. Resolution No. 14-R23, authorizing the issuance to Sun Trust Bank of the City's not to exceed \$3,920,771 Capital Improvement Revenue Note Series 214A.

13. **COMMENTS FROM THE CITY MANAGER**

- a. Departmental Activity Report

14. **COMMENTS FROM THE COMMISSION**

15. **ADJOURNMENT**

City Commission Regular Meeting

Agenda Item # 5. a.

Meeting Date: 07/21/2014

Re: Minutes 06.30.2014 Budget Meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from the June 30, 2014 Budget Workshop.

Attachments

Minutes

MINUTES OF THE BUDGET WORKSHOP OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON MONDAY, JUNE 30, 2014.

1. **Call to Order** - Mayor Hudson called the meeting to order at 9:01 a.m.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Mayor Linda Hudson; Commissioner Edward Becht; Commissioner Thomas Perona

Absent: Commissioner Rufus Alexander; Commissioner Reginald Sessions (arrived 11:06 a.m)

Staff Present: City Clerk Linda Cox

City Manager Robert Bradshaw

City Attorney Robert Schwerer

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to excuse Commissioner Alexander.

AYE: Mayor Linda Hudson, Commissioner Edward Becht, Commissioner Thomas Perona
Passed

4. **Introduction and Overview**

City Manager, Robert Bradshaw, stated he would like to first thank the budget team; Finance Director, Deputy Finance Director, Deputy City Manager and City Manager. There was direct input from all Department Heads this year thus enabling him to present the Commission with a balanced budget based on the roll back rate of 6.5740. One high note for the year was the health insurance increase they originally projected at being 7 to 14 percent, actually came in at only 4%.

5. **Discussion - Proposed FY 2014-2015 Budget**

A. **General Fund**

Mr. Bradshaw responded to Commissioner Becht and stated the \$553,934 reserve fund is earmarked for the next year where the shortfall is projected to be \$1.2 million dollars. Commission is requesting a full commission resolution be drafted and for staff to move forward with getting this on the agenda so a super majority will be required to access these funds.

It was questioned if the City could delay payment on the Utility Authority's advance of \$1.25 million; repayment of this loan was to begin in the 2014-15 fiscal year. The payment amount, including 3 percent financing, is \$287,000. Ms. Johnson recommended a majority of the Commission to agree to defer, at least for a couple of years. Mayor Hudson requested a copy of the loan agreement or minutes discussing the loan terms at the joint meeting.

Ms. Johnson responded to Mayor Hudson by confirming increases in overtime. The largest increase was within the Engineering Department since we have federal projects that require weekend and evening visits to the sites. The City has a revenue code where the Federal Government reimburses these costs, there is a revenue item line that identifies this. Although the MIS Department shows an increase, it was noted it is still lower than in the past. Chief

Baldwin clarified the Police Department is available 24 hours a day and 7 seven days a week including holidays; the item amount includes both overtime and holiday overtime.

Commissioner Becht stated the City has been extremely responsive to any economic opportunity that has come into the City directly and he feels we have been making a mistake not being part of the EDC team, Commissioner Alexander had provided a memo supporting funding the EDC. Mr. Bradshaw stated there is \$5,000 allocated for participation with the EDC, we are moving toward full membership.

Chief Baldwin addressed Commissioner Perona in reference to replacing the older police vehicles that are still in use. There is a plan but there is a problem finding where the money is to come from. There are proposals from leasing companies where the city would pay on a three year lease and at the end, pay a dollar and keep the vehicle. He stated a bigger concern is the issue with compensation for the employees.

The Public Works Department has initiated a very small resurfacing program utilizing CDBG dollars for this fiscal year and the upcoming fiscal year. Mr. Mimms stated the City's taking small steps, starting in the Lincoln Park area and will continue to expand outward. Mr. Andrews is to provide the Commission a list of priority streets for paving.

Mr. Bradshaw agreed with Commissioner Becht that there are departments nearing a critical stage with manpower, a lack of personnel. There are concerns about having a balanced budget but not having the staff to handle the work load. Mr. Bradshaw stated we are working the best we can with the resources we have. We are looking into some options that may be beneficial for the City and cost effective, at the next budget meeting, we will be able to discuss those concepts.

Ms. Cox indicated the requested action minutes will be done by the City Clerk's office and the Commission should receive them by the end of the week following the meeting.

Mr. Reals explained that for every ton the City keeps out of the landfill, the City saves \$37.00. We are in our slow season and the City still continues to average 100 tons of recycled material a month. He further commented this program is going to continue to grow and continue to save the City money.

Ms. Johnson added the Finance Department is looking into the feasibility and financial benefit for the city to be self insured. It might be a benefit for the employees as well as the City's financial gains. She will be getting back to the Commission with a report very soon. If we do go to self insured, she will do a presentation to the Commission within the next two weeks because that decision would have to be made by the end of July. If we go self insured, Ms. Johnson stressed the importance of fully funding the plan each year. Commissioner Perona inquired as to whether we are anticipating revisions to our hiring practices to support hiring healthier employees as discussed at strategic planning.

On the next budget document, the Mayor would like included actual year to date numbers as well.

B. FPRA

Questions were raised concerning the accuracy of the amounts listed for the leases on Fisherman's Wharff and Cobb's Landing. Ms. Johnson will provide the Commission with a list of the City and FPRA leases breaking down costs and identifying lease status as current or past due. It was requested to make the current status of these leases part of the annual packets.

Mr. Mimms stated the Finance Department is working with the Urban Redevelopment Department and the City Manager's office and will be presenting the Commission at the August Conference Agenda their research and findings concerning the mortgages at the Oaks the City currently holds.

C. CDBG

Mr. Mimms stated there are roughly \$75,000 in public services scheduled for the upcoming year. The \$100,000 in funds listed for Code Enforcement are for one full time officer and one part time officer, it also covers an increase in lot clearings within the City. Mr. Mimms stated the community focal points have been identified tentatively as the resurfacing and improvement of the walking and jogging track on 13th Street. An adjustment to line item 8383 for children's program is necessary.

D. Enterprise Funds: Marina, Solid Waste, Golf Course, Sunrise Theatre and Building

Mr. Schwerer responded to Commissioner Becht concerning the Marina and the possible three year tax assessment back to 2011. The case is currently on appeal. If the appellate court sustains, in a year or so the City will owe back taxes for 2011, 2012, 2013 and potentially 2014. He stated the amount due will be approximately \$150,000 a year, keeping in mind that 13 - 14 mills of that comes back to the CRA. Mr. Bradshaw stated the City needs to see what the courts decide. While Ms. Johnson suggested to put one year of the fees into the budget. Commissioner Becht suggested that \$30,000 of the reserve fund be set aside specifically for these fees.

Mr. Wilkes stated the Sunrise would not be able to come in at \$350,000 and break even, the theater would still need somewhere between \$150,000 to \$175,000 on top of the \$350,000. Commissioner Becht really wants to move forward to next years budget but cannot realistically do that until this years current deficit is settled. If \$470,000 is the actual and it is budgeted for \$350,000 it has to be understood that the Commission will be revisiting the issue before the end of next year. Ms. Johnson indicated the deficit of \$115,000 would have to be taken out of the reserve fund, this will be an extra loan from the general fund to FPRA and increase the amount of indebtedness of the FPRA to the general fund. Mr. Bradshaw has full confidence in a concept they will be presenting that will be a tremendous cost savings for the City. It was decided to fund the full amount of \$450,000 for this year and task the team with finding funding solutions to be brought back for next year, thus leaving the budget amount at \$350,000.

6. Adjournment

There being no further business, Mayor Hudson declared the meeting adjourned at 11:07 a.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER

City Commission Regular Meeting

Agenda Item # 5. b.

Meeting Date: 07/21/2014

Re: Minutes 07.07.2014

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from the July 7, 2014 meeting.

Attachments

Minutes 07.07.2014

Form 8B Becht

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, JULY 7, 2014.

1. **CALL TO ORDER** - Mayor Hudson called the meeting to order at 6:32 p.m.
2. **OPENING PRAYER** - Pastor Hugh F. Brockington offered the opening prayer.
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Robert Bradshaw
City Attorney Robert Schwerer

5. **APPROVAL OF MINUTES**

- a. Approval of Minutes from the June 16, 2014 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the Minutes of the Regular Meeting on June 16, 2014.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

6. **PROCLAMATIONS**

A special tribute to honor Mr. Khalil Mack was presented by Representative Larry Lee Jr. of District 84. Mayor Hudson awarded Mr. Mack with the Fort Pierce Key to the City.

7. **LETTERS TO COMMISSION** - The following letter will be kept on file in the City Clerk's Office.

- a. Letter of thanks from Heathcote Botanical Gardens for including them in the Great American Cleanup on May 17 and commending the Public Works Department staff for their assistance in trimming the trees along Savannah Road.

Item 12g was taken out of order. Mayor Hudson requested to change the agenda order and discuss City Commission Item 12 g at this time. Discussion led by Commissioner Sessions regarding an update of crime prevention activities.

Commissioner Sessions stated the City is dealing with a crisis, a dilemma, a major problem with our city with regards to crime. We are being told crime is at a low but gunfire is raging in our city, specifically the northwest section of town. We have to open up lines of communication and open up relationships between our officers and our young people. He stated money talks, if we put a price on this in terms of rewards for individuals that come up with information we can start to solve these crimes.

Chief Baldwin responded he is proud of his officers and detectives with all they have accomplished in the last months; there has been tremendous success. It is hard to wait for a solution during a crisis and the violence in Fort Pierce has plagued this city for over 25 years. The City cannot solve a long term problem with a short term solution. Chief Baldwin stated his department has searched nationwide and believe they have found the perfect model from the Office of Juvenile Justice with the Delinquency Prevention Comprehensive Gang Model that can be implemented in Fort Pierce.

Mr. Mimms wanted the Commission to know they have been heard and there is currently a faith based mentoring program this summer at the Percy Peak Gymnasium. The gym is open for children ages 12-17 and also into their twenties and it is free for them to gather, practice and play. The facility is packed and doing very well. This gym is in the perfect location to do the community the most good. He is also very proud of the upcoming football program; they are expecting about 300 kids to participate. He stated they cannot reach them all but we will reach quite a few with our efforts.

Representative Larry Lee, Jr. stated we have to restore that village mentality if we are going to turn this around. We just need to stay focused and not become discouraged.

Mr. Scott Van Duzer indicated Troop 772 was initiated and they targeted the most at risk school with the most at risk children. When they met with these 51 students, they all stated they wanted to go in a different direction in life. Troop 772 went from non-existent to the largest troop in three counties. The members of the troop all have grades that have gone up and discipline has gone down. Invest in the youth and spend some time, they are always looking for volunteers. Interested individuals can go to Big Apple Pizza 35th and Virginia to learn more.

Chief Baldwin responded to Commissioner Alexander that if it pleased the Commission he will get the balance of the money raised at a community meeting held several years ago and have it put on the agenda. This money was given by the community to the Commission and it had been in the past reserved and used for rewards. But, if it is the pleasure of the Commission it can be split down the middle and half be used to form Scout Troops in the community.

8. COMMENTS FROM THE PUBLIC

Mr. George Gibson, 1401 Reynolds Court
Mr. Rick Reed
Mr. David Staples
Mr. Tracey Williams, 808 Georgia Avenue
Ms. Renee Jordan Wyatt
Mr. Ahmaad Hill
Mr. Lajarvis Rolle
Ms. Rosemite Pierre
Pastor Hugh F. Brockington
Rev. John Lee, 1204 Avenue K
Mr. Patrick Henry, 1123 Granda Street

9. CONSENT AGENDA

- a. Reduce Code Enforcement Lien in the amount of \$92,430.00 against 1824 S 29th Street, owned by Federal National Mortgage Assoc. (Fannie Mae), c/o Farless Properties, contingent upon payment of \$2,000.00 within 60 days.

- b. Approval to submit and accept the U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, Comprehensive Anti-Gang Strategies and Programs Grant 2014-2015 in the amount of \$200,000.
- c. Approval of increase to Blanket Purchase Order #140279 for additional funds in the amount of \$7,500 for Sunrise Theatre Scripps TC Newspapers advertisement.
- d. Approval of Modification Number 4 to Subgrant Agreement Number 14HM-2Y-10-66-02-144 between the Division of Emergency Management and the City of Fort Pierce contingent upon approval by City Attorney as to form and correctness.
- e. Approval of Travel for Mayor Hudson to attend the Florida League of Cities 88th Annual Conference in Hollywood, Florida on August 14-16, 2014 in the total amount of \$1,044.77.
- f. Approval of Travel for Commissioner Alexander to attend the Florida League of Cities 88th Annual Conference on August 14-16, 2014 in Hollywood, Florida in the total amount of \$1,190.65.
- g. Approval of a Lease Agreement between the Police Department and the Fort Pierce Housing Authority for the provision of a police substation at the Williams Center, located at 3104 Avenue J, at the cost of \$1 per year.
- h. Approval of the appointment of Linda W. Cox, City Clerk, as the Florida Enterprise Zone coordinator.
- i. Approval of an increase to Purchase Order #14-0706 with GFA International for continuation of plan review and inspections in the amount of \$80,000.00.
- j. Request approval of interlocal agreement between the City of Fort Pierce, Fort Pierce Utilities Authority, and St. Lucie County for the North Second Street Improvements.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander that the following items on the Consent Agenda be approved - **9a, 9b, 9e, 9f, 9h, 9i**. Commissioner Becht pulled items **9c, 9d, 9g** and **9j**.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

As to item **9c**, the Commission made a request for additional information before proceeding since Mr. Wilkes was unavailable to answer questions. Ms. Johnson stated this is a request to increase a purchase order for Scripps newspaper ads, this is to pay what is outstanding. She also said the Sunrise budget is still in progress, the Finance Department has not received their final numbers as of yet.

The Commission requested an update identifying if this is for this years budget or for this season or does this apply to next year. There was a question of the Sunrise's correct budget amount for print advertising next year. is it \$130,000 or \$137,500. There were also questions raised about where the \$7,500 will be pulled from, is there to be a deletion or reduction for one of the other advertising vendors.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to postpone Consent item 9c to Regular Meeting July 21, 2014.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

As to Item **9d**, Commissioner Becht stated there is a concern that FEMA could de-obligate the funds and asked of any assurances the City may have that this will not occur as it has to a multitude of counties across the state. Mr. Schwerer responded to receive the grants you must agree to the terms of the agreement set forth by the Division of Emergency Management and the terms do state they can come back in future years. The City signed the terms of the sub grant agreement and we are already bound by those terms and conditions.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Consent Agenda item **9d**.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

As to item **9g**, Commissioner Becht stated he does not have a problem with the \$1 lease but wanted to know if there were any additional costs. Deputy Chief Amandro stated there are no additional costs for equipment or employees for manning the police substation at the Williams Center. They are taking the Avenue I substation and moving everything from that facility to this location.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Consent Agenda item **9g**.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

As to item **9j**, Commissioner Becht stated had he realized the fiscal impact of this item was on another page.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Consent Agenda item **9j**.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

10. PUBLIC HEARINGS

- a. Approval of Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God located at 401 N 25th Street.

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation and staff recommendation the City Commission review the Conceptual Development Plan and make recommendations as appropriate for its disapproval or approval.

Mayor Hudson opened the Public Hearing.

Mr. Ibrahim Chabob addressed the Commission with additional information. The entrance to the property is currently through 26th Street because Avenue C is an abandoned right of way. The owner has the option to include the right of way with their property granted the City approves the Conceptual Development Plan. It was stated additional landscaping was also

agreed upon for this project.

Mr. Mike Menard of Cook Menard Architecture stated the reason for this conceptual plan is to make sure they can build what they need to build on the property before the property is purchased.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God.

Commissioner Edward Becht abstained from the vote because he represents the applicant and filed Form 8B as required.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- b. Ordinance No. 14-017 - Amending City Code Section 22-22, Allowed Uses; Eliminating the differentiation of public and private elementary, middle or high schools.

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation. Staff recommends approval.

Commissioner Becht disagrees with E-1 classification. The other classifications referenced in the presentation states the word school, E-1 has text that reads public and semi public facilities to identify school. He stated we need to make sure our code is clean and says what we want it to say.

Mayor Hudson opened the Public Hearing.

Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance No. 14-017 on first reading.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- c. Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive. First Reading

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation and staff recommendation to approve the abandonment with two conditions. The first condition is securing a 15 foot pedestrian access easement as discussed and second, that the applicant record a unity of title between the two parcels to avoid rendering one of the parcels landlocked and therefore non-conforming.

Mr. Benton stated the safety and welfare of the community is of the utmost importance to City staff. The City has a walkable downtown; there is an existing K-8 school on site and near by,

citizens walk in and out of the court system each and every day. The City currently holds Boston Avenue as a right of way. He is uncertain if it is authorized, but people are down there fishing and enjoying that access to the waterfront. City staff was looking at a strategic option to provide continued access to the waterfront but still allow the applicants the ability to incorporate this proposal within their development plan. The applicant is requesting the City Commission to abandon a portion of our right of way and staff is seeking to insure public benefit through incorporating pedestrian access in their long term plan as well.

Commissioner Becht stated we have a petition for abandonment of a right of way which is the strongest bargaining chip this Commission has to insure development happens in accord with the best interests of the City of Fort Pierce. The appraisal that accompanies the petition identifies no comparable market data on which to value the property and is for one-third of this right of way. He stressed public access to the waterfront is critical. There are ways this can be designed so that the needs and protection of the children can be accomplished. The needs of St. Andrews can be addressed as well as the needs of Fort Pierce in terms of access to the waterfront.

Mayor Hudson opened the Public Hearing.

Ms. Trina Angelone of St. Andrews Episcopal Academy appeared and gave a presentation on the applicant's vision for the development and expansion of their school. She is asking the Commission to not vote and not approve the abandonment as it is written tonight because they would like to go back to the table with their representatives to do something they believe to be far more beneficial for the City. They would be happy to pay for the abandonment of the property as opposed negotiating any other access. She stated if they get the abandonment, they will proceed as displayed in their presentation, and if not the fields and structures will not fit on the property and they will have to go back to the drawing board. Ms. Angelone indicated their goal is not to add anything that detracts, all they want is an agreement that there can be a working relationship. She asked the Commission to trust their vision and know their number one goal is protecting the kids and their number two goal is minimal spread of buildings on the land, keeping it as accessible to the water as possible.

Mr. William Stoddard stated they do not want the Commission to approve the easement as it is written currently, they would like to amend the Ordinance to the legal description they are proposing.

Mr. Schwerer responded the Commission can approve a site plan contingent upon abandonment of easement. If the Commission is concerned about the abandonment being made without an approved site plan he recommends the Commission postpone this abandonment and the applicant submit something you can work with them on including options they have discussed here tonight.

Mr. Rick Reed is against the possibility of a 15' easement extending further south from Citrus to Easter Avenue. He stated it would no longer be waterfront property after the owners have been paying taxes and maintaining those properties. He supports St. Andrews request and what they are trying to do and questioned why the City would want to put a walkway and allow public into a school area.

Seeing no one else, the Mayor closed the Public Hearing.

Mayor Hudson re-opened the Public Hearing.

Ms. Noreen Dryer spoke on behalf of the Church and asked for the right of way abandonment to be approved on faith. They agree to the unity of title but rather than provide the 15' pedestrian easement along the shoreline as described in the ordinance, they would ask the Commission to accept the offer that was made for the alternative easement that was

presented.

Seeing no one further, the Mayor closed the Public Hearing.

Mr. Schwerer stated under our code, the Commission has a fiduciary duty to the public to evaluate the value of property they may abandon, whether it is asking for compensation paid to the City or if it's a bartering exchange for other properties. He is troubled legally that they do not have an appraisal before them so the public is aware of the value of the property. The appraisal submitted was for 2,200 sq. ft. of the total 9,200 square feet of the Boston Avenue extension. Mr. Schwerer suggested the Commission may want to postpone the ordinance until they get a new appraisal because they do need the accurate value of this property on record.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to postpone Ordinance No. 14-018 for two weeks.

Commissioner Sessions stated he does not feel two weeks will be enough time to bring back the requested documentation.

Ms. Angelone requested if a completed conceptual site plan would be adequate to bring back before Commission in two weeks because she could do that. If the Commission is requesting for actual site plans, they would require more time than proposed in the motion.

Commissioner Becht said we are talking about a very valuable piece of right of way to the waterway that the citizens and the taxpayers of Fort Pierce own. The Commission was given an appraisal on one third of the property and based on old values; he stated he wants to see the value in the project.

Amended motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to postpone Ordinance No. 14-018 for two weeks with appraisal updated to reflect the correct amount of property and updated to use comparables that are now of record.

AYE: Mayor Linda Hudson, Commissioner Edward Becht, Commissioner Thomas Perona,
Commissioner Reginald Sessions

NAY: Commissioner Rufus Alexander

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

- a. Update on 2014 Hurricane preparations for the City of Fort Pierce.

Deputy Chief Amandro was present and available for questions. He stated he sent an email out to entire staff in May and the City is well prepared for hurricane season. He responded this information is available to the public and the Police Department is currently re-vamping their website and it will include a link specifically for hurricane preparedness. He will also provide to the Commission a list of all of the local shelters available in the event of an oncoming storm. In response to Mayor Hudson he stated the passes to return to the island after a storm are no longer required, instead they ask for their driver's license and another form of identification to prove they live there.

- b. Update on annexations, as requested by the City Commission.

Planning Manager, Rebecca Grohall, appeared and was available for questions. Ms. Grohall stated annexations are the department's top priority. Initially they have focused on commercial properties because they have a higher ad valorem tax value, but they are pursuing all possible tracts. They hope to identify the FPUA retail service area for squaring off the boundaries of the City. It is the goal to bring the next batch of annexations before the Commission in September.

Commissioner Becht commented the urban service line is a more accurate demarcation of what ought to be county and rural and urban. This is a statutorily created line where urban development is supposed to happen, in St. Lucie County urban is supposed to be east of it.

Ms. Grohall addressed Commissioner Alexander and his concerns about the area of Paradise Park. Although their properties are contiguous there are no utility agreements on file that would allow the City to move forward with annexing. The Legislative annexation could be a solution; however it is unavailable to us at this time.

In response to Commissioner Sessions Florida Statutes states enclaves have to be addressed in an interlocal agreement and our current agreement with St. Lucie County does not address those. There will be talk to modify or create a new interlocal agreement that will address the enclaves.

12. CITY COMMISSION

- a. Designation of a delegate to vote on behalf of the City Commission at the Florida League of Cities Annual Conference.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to designate Commission Alexander as delegate for the City of Fort Pierce at the Florida League of Cities Annual Conference.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- b. City representation by an elected official, Commissioner Alexander, on a Florida League of Cities legislative policy committee.

Commissioner Alexander volunteered to be the City's elected official representative at the annual conference in August. He also requested a copy of the Florida League of Cities committees be provided to the members of the Commission and he encourages each of them to attend one.

Ms. Cox stated she will forward a memo listing the committees to the Commission. If anyone wants to serve, they are to get back with her.

- c. Submittal of application for appointment to the Keep Fort Pierce Beautiful Advisory Board.

City Clerk, Linda Cox, indicated applications are attached and will come back at the next meeting in the form of a Resolution for approval.

- d. Discussion led by Mayor Hudson regarding the review and approval of the City Attorney's invoices for legal services and disbursements.

Mayor Hudson noted that at a recent Conference Agenda, the Commission discussed evaluating the City's legal services and that she has been monitoring the City's legal bills for the last 8 months. Our goals should be to reduce the cost of lawsuits once they are filed, reduce the number of lawsuits and to reduce the time it takes legal to review or regenerate projects and documents. The process currently consists of legal preparing a bill that is forwarded to Ms. Johnson in the Finance Department and the Commission that approves a general amount for the year.

Mayor Hudson suggested receiving a more specific bill monthly from legal. She also suggested a more specific contractual agreement that delineates services that are covered under the annual hours and billable hours as well as what is assigned to insurance carriers, a more clearly defined contract so all expectations are understood. Finally, she discussed a better way to track what goes into the City Attorney's office and the response time.

Commissioner Becht stated the Commission previously spoke of having a discussion about whether it is better to have an inside council or an outside council but without the information previously requested at the Conference Agenda the Commission is currently unable to do make that decision. He has no problem with a more detailed contract. He described the dangers of detailed billing relating to how opposing parties may be able to garner strategy from that. He stated he would like Mr. Bradshaw and Mr. Mimms to meet with Mr. Schwerer and discuss tracking mechanisms that may work inside our existing contracts so when a memo is sent to legal with a request for feedback, it can be expected to happen.

Mr. Schwerer indicated that they track their billing by starting with the annual budget. He indicated that how they base their bills, what they bill, the way they submit their bills and account for their time has been set by previous Commissions. They bill against budget and let the Commission know when they will exceed budget.

Commissioner Sessions indicated that their common goal is to cut the costs. We can do that by lowering the budget and send a strong message as to what we will and will not pay and suggested that some things could be delegated. Mr. Schwerer responded there are a lot of things that legal is doing or has done that could be delegated to other departments and offset costs and he needs to work with the City Manager on that.

Commissioner Perona inquired what the City's contingent liability on lawsuits, we need to be informed and understand what the legal position with the City is and how it relates with our financial picture. Mr. Schwerer would like to have a meeting with every Commissioner, one on one, each month to update them individually as to where legal is on major lawsuits and what is happening and where there are problems.

- e. Discussion led by Commissioner Alexander regarding an update of the proposed vendor ordinance.

Ms. Arraiz said the most recent update is the last revision was reviewed by legal, they provided comments to her the last week of June. The revisions have been made and returned to the City Attorney's office. She stated they are very close to providing a final draft to be brought before the Commission.

In reference to the food truck invasion, they are considered a special event same as Friday Fest or the Farmer's Market on Saturdays. Ms. Arraiz stated the City would surely welcome that type of event. At this time the current ordinance only allows for produce merchandise licenses.

Mr. Schwerer stated within the next thirty days the vendor ordinance should be advertised and back before the Commission for action.

- f. Discussion led by Commissioner Alexander regarding the designation of Lincoln Park, Fort Pierce, St. Lucie County, as a "Common Good Community" by the Allegany Franciscan Ministries.

Commissioner Alexander requested this item be pulled.

- g. Discussion led by Commissioner Sessions regarding an update of crime prevention activities.
This agenda item was taken out of order and discussed before Public Comment.

13. COMMENTS FROM THE CITY MANAGER

- a. City Manager's Activity Report - Mr. Bradshaw had no comments.

14. COMMENTS FROM THE COMMISSION

Commissioner Perona wanted to say it was good to see so many people out enjoying the waterfront for the 4th of July festivities. The fireworks display was awesome, it was a wonderful night celebrating our nation's birthday. He wanted to thank Peggy Arraiz for successfully negotiating the grant to continue the spay and neuter voucher program. It is a great program made possible by Susan and John Parry and United for Animals.

Commissioner Alexander and Commissioner Sessions had no comments.

Commissioner Becht stated he was approached by County Commissioner Dzadovsky requesting a letter of support for the location of a VA Nursing Home in St. Lucie County. If a letter had been done previously, please forward a copy but he believed this to be a new request.

Mayor Hudson wanted to say congratulations to Saint Lucie County for getting just that, named most preferred as the location of the VA Nursing Home. She is pleased with the progression of the Williams Center, it is going to be great for that neighborhood. The boys and girls club will have a great facility and the substantial police presence there will make it a wonderful effort against crime. She also wanted to say thank you to the City of Fort Pierce for the Percy Peak Gym, it is a pleasure to see the young people that fill it every day.

15. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 11:04 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Becht Ed</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City Council</i>
MAILING ADDRESS <i>321 S. 2nd Street</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Ft. Pierce</i>	NAME OF POLITICAL SUBDIVISION: <i>Fort Pierce</i>
COUNTY <i>St. Lucie</i>	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE
DATE ON WHICH VOTE OCCURRED <i>7-7-14</i>	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Edward Becht, hereby disclose that on 7-7, 2014:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of my client Fresh Wind, Fresh Fire, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

10. a. Conceptual Development Plan

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7-7-14
Date Filed

Edward Becht
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

City Commission Regular Meeting

Agenda Item # 6. a.

Meeting Date: 07/21/2014

Re: Budget Award

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Presentation of the Government Finance Officers Association Distinguished Budget Presentation Award to the City of Fort Pierce and Certificate of Recognition for Budget Preparation to Gloria Johnson, Finance Director.

Attachments

Budget Award



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

June 16, 2014

PRESS RELEASE

For Further Information Contact
Stephen J. Gauthier (312) 977-9700

Chicago--The Government Finance Officers Association of the United States and Canada (GFOA) is pleased to announce that **City of Fort Pierce, Florida** has received the GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual or department designated as being primarily responsible for its having achieved the award. This has been presented to **Gloria J. Johnson, Director of Finance**

For budgets including fiscal period 2013, over 1,400 participants received the Award. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

The Government Finance Officers Association is a nonprofit professional association serving nearly 18,000 government finance professionals throughout North America. The GFOA's Distinguished Budget Presentation Awards Program is the only national awards program in governmental budgeting.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Fort Pierce
Florida**

For the Fiscal Year Beginning

October 1, 2013

Executive Director

City Commission Regular Meeting

Agenda Item # 7. a.

Meeting Date: 07/21/2014

Re: Commendation Letter from Mr. Daniel Huff

Submitted For: Marc Meyers, Building Official, Building

SUBJECT:

Commendation Letter for Permit Specialist, Kim West, from Mr. Daniel Huff, General Contractor.

Attachments

Letter from Daniel Huff

Mission Statement

The mission of the City of Fort Pierce is to provide community leadership, quality public service and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work.

We accomplish this mission by providing quality service to all who enter, request services and information at City Hall. Please take a moment to complete this card so that we can serve you better.



Check one:

Telephone Contact

Personal Visit

Quality Report Card	Rating 1-10 (10=exceptional 1=poor)
1. Employees - pleasant attitude, neat appearance	10
2. Service - efficient, timely, exceeded expectations	10
3. Establishment - clean, well-maintained	10
4. Empowerment - decisions made without hassle	10

City Quality Report Card

If you would like to commend an employee for their exceptional service, please complete the following information and mail:

Employee Name: Kim WEST ALLISON MARTIN

Department: _____ Date: 6/18/14

Your Name: DANIEL HUFF Phone: 786-273-0536

Describe in as much detail as possible the quality service you received:

THE BEST EXPERIENCE I'VE HAD WITH A CITY AS A GENERAL CONTRACTOR EVER. THE LADIES WERE ABUNDANTLY GRATEFUL, HELPFUL, AND POLITE. COULDN'T ASK FOR MORE. I'M NEW HERE AND VERY EXCITED ABOUT DOING BUSINESS WITH YOUR CITY.

From the Desk of

**Marc Meyers, CBO, CFM
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-460-2200, Ext 204
F: 772-467-9836
mmeyers@city-ftpierce.com**



DATE: July 2, 2014
TO: Robert Bradshaw, City Manager
RE: Commendation Letter for Permit Specialist, **Kim West**, from Mr. Daniel Huff

The vast majority of correspondence, whether written or verbal, that the Building Department receives is of a negative nature. Because of the types of issues that Building Department personnel deal with, people are usually complaining, so it is quite refreshing to receive letters and e-mails like the one attached.

Please provide Ms. West with the recognition she deserves, by having notification of this letter of commendation read at the next available Commission Meeting.

This memo and the attached letter of commendation will be inserted into Ms. West's Building Department personnel file and I encourage the Human Resources Department to do likewise.

Thank You,


Marc Meyers, CBO, CFM
Building Official

Attachment

cc: Gena Spivey, Human Resources Manager
Kim West, Permit Specialist
Building Department Information Board

City Commission Regular Meeting

Agenda Item # 7. b.

Meeting Date: 07/21/2014

Re: Letter of Thanks

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

SUBJECT:

Letter from St. Lucie County Public Schools STEM Committee expressing their great appreciation for the partnership with the Sunrise Theatre for the STEM Rap Battle. The event was a great success and an opportunity to showcase the young scientists and mathematicians in St. Lucie County Middle and High Schools.

Attachments

SLC Schools Letter



Excellence in Education
St. Lucie Public Schools
Curriculum, Instruction and Assessment
4204 Okeechobee Road
Fort Pierce, FL 34947 • 772.429.5544

Board Members
Carol A. Hilson, Chairman
Deborah Hawley, Vice Chairman
Kathryn Hensley
Troy Ingersoll
Donna Mills
Superintendent
Genelle Z. Yost

June 16, 2014

To our incredible partners of The Sunrise Theatre:

In the weeks that have followed our STEM Rap Battle, we have been in awe of the positive feedback and ripple effect that the event has had on our students and community. We believe that the event was an overwhelming success and attribute a large part of that to the enthusiasm and generosity of The Sunrise. On behalf of the students, teachers and stakeholders of the St. Lucie Public Schools we can't thank you for the use of your gorgeous hometown theatre and the expertise of you staff.

From the school time performance that occurred in day to the extravaganza in the evening, we are grateful to you for every moment. The STEM Rap Battle was a unique opportunity to showcase our young scientists and mathematicians in St. Lucie County. The middle and high school students that participated voiced their appreciation of the opportunity to not only perform on stage, but to learn from your crew as well. This is not a chance that many young people get and we made sure that they were aware of the honor.

We plan for the STEM Rap Battle to become an annual event and hope that you partnership is something we can strengthen as the years go on. Again, our sincerest thanks and admiration for all you do.

Sincerely,

The St. Lucie Public School STEM Committee

City Commission Regular Meeting

Agenda Item # 7. c.

Meeting Date: 07/21/2014

Re: Recognition of Public Works

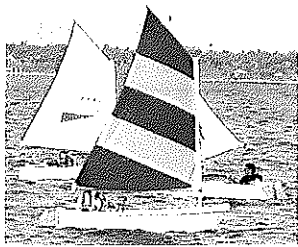
Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Presentation by the Treasure Coast Youth Sailing Foundation to the Department of Public Works and letter of appreciation.

Attachments

Treasure Coast Youth Sailing



TREASURE COAST YOUTH SAILING FOUNDATION, INC.

P.O. BOX 1783

Fort Pierce, FL 34954-1783

July 21, 2014

Ms. Linda Hudson, Mayor
City Hall
P.O. Box 1480
Fort Pierce, FL 34950

Subject: Department of Public Works

Dear Mayor Hudson:

Since its inception in 2005, the Fort Pierce Department of Public Works has been a strong supporter of the Treasure Coast Youth Sailing Foundation and its sailing programs, benefiting the young people of the Treasure Coast.

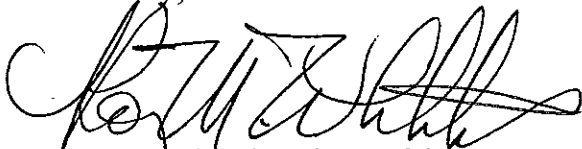
During the years of the Foundations growth, highly competent directors and managers of Public Works, including Mr. Gary Ferch, Mr. Robert Hood, Mr. Nick Mimms, and Mr. Mike Reals, have been steadfast in giving help and encouragement. Without that support, the success and growth of the program would have been much more difficult.

Public Works has been aided and encouraged in its efforts by commissioners and other officials of the City of Fort Pierce, to whom the Foundation also owes thanks for their support and endorsement.

In addition to thanking Public Works for their support of the Foundation, its Board of Directors also wishes to commend the department, management, and staff for the outstanding level of maintenance and beauty of the city's public property during a time of a stringent financial budgeting. They have set standards to which all communities should aspire.

In addition to written thanks, the Foundation's Board of Directors also authorized creation of a plaque as a more permanent expression of its gratitude, which it wishes to present this 21st day of July, 2014.

Sincerely,



Roy M. Whitehead, President



City Commission Regular Meeting

Agenda Item # 9. a.

Meeting Date: 07/21/2014

Re: Fairway Drive Emergency Drainage Repair

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Johnson-Davis, Inc. Fairway Drive Emergency Drainage Repair work proposal in the amount of \$113,331.69.

SUMMARY:

This request is for the lining of 427 LF of 36" RCP storm drain pipe along Fairway Drive between Grandview and Hispana complete with the replacement of one storm structure in order to repair a failing system. Numerous inspections along with the televising of the system have led to the conclusion that the existing 36" RCP storm drainage system is failing and pipe separation has occurred at nearly every joint in the one block run. This proposal is based on the contract unit prices specified in the FDOT Emergency Drainage Construction contract which the City recently piggybacked and utilized for the Park Trail Acres Drainage Improvement project, Bid No. 2013-003.

RECOMMENDATION:

Staff recommends approval of Johnson-Davis's \$113,331.69 proposal.

ALTERNATIVES:

Delay repair and advertise for other bids.

RESPONSIBLE STAFF:

Tracy Telle, Assistant City Engineer

COORDINATED WITH:

Mike Reals, Public Works Manager

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: N/A
Account: 403-4300-538-3490
Amount: \$113,331.69

FISCAL IMPACT:

The \$113,331.69 funding will be encumbered from SMU Revenue Account No. 403-4300-538-3490.

Attachments

CA Executed SA No. 1

Site Photo No. 1

Site Photo No. 2

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

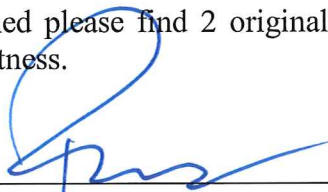
TO: John R. Andrews, City Engineer

FROM: Robert V. Schwerer, City Attorney

SUBJECT: Specific Authorization No. 1 – Fairway Drive
Emergency Drainage Repair Utilizing Park Trail Acres
Drainage Improvements Unit Price Construction Contract
Johnson-Davis, Inc. - \$113,331.69
Ref. Bid No. 2013-003, Project No. SMUPTA

DATE: June 26, 2014

Attached please find 2 original Specific Authorization No. 1 approved as to form and correctness.



Robert V. Schwerer, Esq.
City Attorney

/mlp

Attachment

cc: Robert J. Bradshaw, City Manager (w/o attachment – *via email*)

**ADDITIONAL SERVICES
SPECIFIC AUTHORIZATION NO. 1
REFERENCE BID NO. 2013-003**

Pursuant to the provisions contained in “**Park Trail Acres Drainage Improvements Unit Price Construction Contract**” between the **City of Fort Pierce** (hereinafter referred to as “CITY”) and **Johnson-Davis, Inc.** hereinafter referred to as “CONTRACTOR”) and this Specific Authorization dated the ____ day of July 2014, authorizing the CONTRACTOR to provide services as under the terms and conditions set forth herein and in the CONTRACT, which is incorporated herein by reference as though set forth in full.

The CITY desires additional construction services relating to the emergency drainage repair along Fairway Drive hereinafter referred to as the “Project”.

This Project is not an FDOT funded project.

Section 1 – Scope of Work:

CONTRACTOR will provide the following services in accordance with this AUTHORIZATION:

Drainage repair to 427 LF of 36” RCP drainage pipe in accordance with the attached Exhibit A.

Section 2 – Deliverables:

CONTRACTOR will provide the following Deliverables to the CITY:

Please refer to the attached Exhibit A.

Section 3 – Schedule of Services:

Please refer to the attached Exhibit A.

Section 4 – Method and Amount of Compensation:

This Authorization is based on a unit price contract and the contractor is to be compensated in accordance with the unit prices noted on the attached Exhibit A.

Section 5 – Other Provisions:

All applicable portions of the CONTRACT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

**ADDITIONAL SERVICES
SPECIFIC AUTHORIZATION NO. 1
REFERENCE BID NO. 2013-003**

IN WITNESS WHEREOF, this Agreement, consisting of two (2) pages, has been fully executed on behalf of the CONTRACTOR by its duly authorized officer, and the CITY has the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

CITY OF FORT PIERCE:

By: _____
Linda Hudson, Mayor

Date: _____

JOHNSON-DAVIS, INC.

By: _____
Scott J. Johnson, President

Date: 6-25-2014

APPROVED AS TO FORM & CORECTNESS:



Robert V. Schwerer, Esq., City Attorney

Date: 7/1/14

PRINTED ON: 4/11/2014 15:32

DOT PUSH BUTTON FIN 229966-4-32-01

ID JOB#

Grand View Blvd and Fairway Dr - Option 1

scope: line 36" pipe, replace 1 inlet, repair damage asphalt

Bid Item	Description	Qty START	Qty FINAL	Unit	UNIT PRICE	TOTAL START	TOTAL FINAL	DELTA
102-60	Work Zone Sign	120		ED	\$ 0.97	\$ 116.40	\$ -	\$ (116.40)
102-74-1	Barricade Temp Type I,II,DI,VP,Drum	200		ED	\$ 0.97	\$ 194.00	\$ -	\$ (194.00)
102-76	Arrow Board Advance Warning Arrow Panel	5		ED	\$ 38.80	\$ 194.00	\$ -	\$ (194.00)
102-79	Lights Barrier wall Mount Temp Type C Steady Burn	200		ED	\$ 0.97	\$ 194.00	\$ -	\$ (194.00)
285711	Optional Base Group 11	36		SY	\$ 116.40	\$ 4,190.40	\$ -	\$ (4,190.40)
334-1-13	Superpave Asph Conc Traffic C	5		TN	\$ 184.30	\$ 921.50	\$ -	\$ (921.50)
430-94-2	Desilt 25 - 36	427		LF	\$ 9.70	\$ 4,141.90	\$ -	\$ (4,141.90)
431-1-2	Pipe Liner Optional Matl 25-36"	427		LF	\$ 169.75	\$ 72,483.25	\$ -	\$ (72,483.25)
E101-1-1	Mob	1		LS	\$ 6,790.00	\$ 6,790.00	\$ -	\$ (6,790.00)
E102-1-3	MOT	1		LS	\$ 776.00	\$ 776.00	\$ -	\$ (776.00)
E110-2	Clear & Grub	0.1		AC	\$ 7,760.00	\$ 776.00	\$ -	\$ (776.00)
E400-90	Dewatering	1		LS	\$ 14,550.00	\$ 14,550.00	\$ -	\$ (14,550.00)
E575-1	Sod	222		SY	\$ 5.82	\$ 1,292.04	\$ -	\$ (1,292.04)
102-77	High Intensity Flashing Lights	40		ED	\$ 2.43	\$ 97.20	\$ -	\$ (97.20)
0425-1523	Inlets, DBI, Type "C", J Bottom < 10'	1		LS	\$ 6,615.00	\$ 6,615.00	\$ -	\$ (6,615.00)

TOTALS	\$ 113,331.69	\$ -	\$ (113,331.69)
---------------	----------------------	-------------	------------------------

**ADDITIONAL SERVICES
SPECIFIC AUTHORIZATION NO. 1
REFERENCE BID NO. 2013-003**

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By: _____
Linda Hudson, Mayor

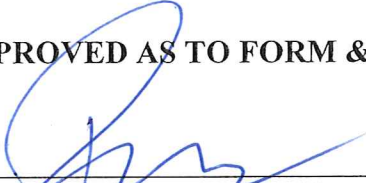
Date: _____

JOHNSON-DAVIS, INC.

By: _____
Scott J. Johnson, President

Date: 6-25-2014

APPROVED AS TO FORM & CORECTNESS:



Robert V. Schwerer, Esq., City Attorney

Date: 7/1/14

PRINTED ON: 4/11/2014 15:32

DOT PUSH BUTTON FIN 229966-4-32-01

JD JOB#

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Bid Item	Description	Qty START	Qty FINAL	Unit	UNIT PRICE	TOTAL START	TOTAL FINAL	DELTA
102-60	Work Zone Sign	120		ED	\$ 0.97	\$ 116.40	\$ -	\$ (116.40)
102-74-1	Barricade Temp Type I,II,DI,VP,Drum	200		ED	\$ 0.97	\$ 194.00	\$ -	\$ (194.00)
102-76	Arrow Board Advance Warning Arrow Panel	5		ED	\$ 38.80	\$ 194.00	\$ -	\$ (194.00)
102-79	Lights Barrier wall Mount Temp Type C Steady Burn	200		ED	\$ 0.97	\$ 194.00	\$ -	\$ (194.00)
285711	Optional Base Group 11	36		SY	\$ 116.40	\$ 4,190.40	\$ -	\$ (4,190.40)
334-1-13	Superpave Asph Conc Traffic C	5		TN	\$ 184.30	\$ 921.50	\$ -	\$ (921.50)
430-94-2	Desikt 25 - 36	427		LF	\$ 9.70	\$ 4,141.90	\$ -	\$ (4,141.90)
431-1-2	Pipe Liner Optional Matl 25-36"	427		LF	\$ 169.75	\$ 72,483.25	\$ -	\$ (72,483.25)
E101-1-1	Mob	1		LS	\$ 6,790.00	\$ 6,790.00	\$ -	\$ (6,790.00)
E102-1-3	MOT	1		LS	\$ 776.00	\$ 776.00	\$ -	\$ (776.00)
E110-2	Clear & Grub	0.1		AC	\$ 7,760.00	\$ 776.00	\$ -	\$ (776.00)
E400-90	Dewatering	1		LS	\$ 14,550.00	\$ 14,550.00	\$ -	\$ (14,550.00)
E575-1	Sod	222		SY	\$ 5.82	\$ 1,292.04	\$ -	\$ (1,292.04)
102-77	High Intensity Flashing Lights	40		ED	\$ 2.43	\$ 97.20	\$ -	\$ (97.20)
0425-1523	Inlets, DBI, Type "c", J Bottom < 10'	1		LS	\$ 6,615.00	\$ 6,615.00	\$ -	\$ (6,615.00)

TOTALS	\$ 113,331.69	\$ -	\$ (113,331.69)
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City Commission Regular Meeting

Agenda Item # 9. b.

Meeting Date: 07/21/2014

Re: Request approval to increase P.O. #140279 Scripps Treasure Coast Newspapers to \$7500.

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

SUBJECT:

Approval of increase to Blanket Purchase Order #140279 in the amount of \$7500. Requested funds are available in the existing Advertising budget line item #406-4600-575-4810.

SUMMARY:

The City Commission approved a blanket purchase order for the Sunrise Theatre for FY2014 in the amount of \$130,000 for Scripps TC Newspapers in the Advertising Budget. These additional requested funds are available in the 2014 Sunrise Theatre budget from Advertising line item #406-4600-575-4810. Per the Procurement Department, we are requesting the \$7500 to the existing blanket purchase order for the payment of outstanding advertising bills.

Preliminary print/newspaper advertisement budget for FY2015 is \$220,000. This amount includes Scripps print/internet, Palm Beach Post, Your Voice, Hometown News and other newspapers and magazines.

RECOMMENDATION:

Approve Purchase Order #140279 increase by \$7,500.

ALTERNATIVES:

Do not approve.

RESPONSIBLE STAFF:

John Wilkes, Executive Director, Sunrise Theatre
Susan Hunt, Marketing Director, Sunrise Theatre
Charlene Neuman, Finance/Sunrise Theatre

COORDINATED WITH:

Gloria Johnson, Finance Director
Tony Barnes, Procurement Director

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2014
Account: 406-4600-575-4810
Amount: \$7,500.00

OTHER INFORMATION:

Requested funds are available in advertising budget.

City Commission Regular Meeting

Agenda Item # 9. c.

Meeting Date: 07/21/2014

Re: RFQ 2014-010 King Plant Property Redevelopment

Submitted For: Nick Mimms, Deputy City Manager, City Manager

SUBJECT:

Approval of authorization for staff to enter into contractual negotiations with Mosaic Development of Saint Petersburg, Florida pursuant to the review of qualifications and proposals associated with RFQ 2014-010 King Plant Property Redevelopment

SUMMARY:

Authorization to enter into contractual negotiations with Mosaic Development of Saint Petersburg, Florida pursuant to the review of qualifications and proposals associated with RFQ 2014-010 King Plant Property Redevelopment

RECOMMENDATION:

Grant authorization for Staff to initiate negotiations with Mosaic Development for the redevelopment of the King Plant Property

ALTERNATIVES:

Do not provide authorization as requested

RESPONSIBLE STAFF:

Deputy City Manager, Marketing Specialist, City Clerk, Building Administrator, Planning Department

COORDINATED WITH:

Administrative Services Department

Fiscal Impact

Budgeted Y/N: N/A

Fiscal Year: N/A

Account: N/A

Amount: N/A

FISCAL IMPACT:

No fiscal impact at this time.

Attachments

Mosaic Development RFQ Response 3-5-14

RFQ 2014-010 King Plant Property Bid Tabulation 3-10-14

Mosaic Development RFP Response 5-23-14






March 5, 2014

KING PLANT PROPERTY REDEVELOPMENT



Statement of Qualifications
RFQ No. 2014-010



<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR QUALIFICATIONS and QUALIFICATIONS ACKNOWLEDGMENT</p>
<p>Contact: Gelencia Carter, 772-467-3749</p>	<p>RFQ No: 2014-010</p>
<p>Pre-Qualification Conference Date: 10:00AM, THURSDAY, FEBRUARY 6, 2014</p>	<p>RFQ Title: KING PLANT PROPERTY REDEVELOPMENT</p>
<p>Pre-Qualification Location: City Hall, 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, FL 34950</p>	<p>RFQ Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFQ Due Date & Time: 3:00 PM, WEDNESDAY, MARCH 5, 2014</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: Mosaic Development, LLC</p> <p>Mailing Address: 216 Mirror Lake Drive N. St. Petersburg, FL 33701</p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p> Authorized Signature (Manual)</p>
<p>City, State, Zip Code:</p>	<p>Typed or Printed Name: Roxanne Amoroso</p>
<p>Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p>Title: Principal</p>
<p>Incorporated in the State of: Florida Year: 2013</p>	<p>Delivery in <u>m/a</u> days, ARO</p>
<p>Phone Number: 289-603-8596</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 239-603-9943</p>	<p>FEIN or SS Number: 46-3729830</p>
<p>E-Mail Address: ramoroso@incore residential.com</p>	<p>Local Business: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ <u>m/a</u> F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason: <u>m/a</u></p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



March 2, 2014

Ms. Gelencia Carter
City of Fort Pierce Procurement Department
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

**RE: Request for Qualifications and Qualifications Acknowledgment – King Plant Property
Redevelopment (RFQ No: 2014-010)**

Dear Ms. Carter:

Our team is delighted and appreciative for the opportunity to submit our response to the Request for Qualifications and Qualifications Acknowledgment for the King Plant Property Redevelopment Site. Our development team is comprised of Mosaic Development, Baker Barrios Architects, Cardno TBE, Core Construction, Incore Residential and Fletcher and Fischer P.L. We are excited about the opportunity to embark on a public/private initiative with the City of Ft. Pierce.

We believe we have the skills, depth and the wherewithal to develop a vibrant urban renewal project that will be a welcomed addition to the City of Ft. Pierce. Our team has a proven track record for building highly successful, collaborative public/private partnerships to develop innovative mixed-use projects. We have an award winning résumé to offer the City, with our demonstrated successes in Florida for urban and mixed use redevelopment.

Our team has the experience and understanding of the undertaking to lead the transformation of this unique urban neighborhood by creating a mixed-use, transit-oriented, market-driven project that will be a catalyst for development while meeting the City of Ft. Pierce's objectives: creating a vibrant, sustainable, transformative development that activates the street and the neighborhood, shares the recreational waterfront, while embracing downtown Ft. Pierce and its art community.

Our team is poised to plan and execute a master plan in harmony with the City. Consistent with our approach at Encore, Creative Village and Prospect Park, our team will be environmentally aware and diligent in its approach to a sustainable development project. We have devised a plan that embodies all of the diverse ingredients necessary for a truly sustainable, market-driven community that is walkable, bikeable, and that features commercial uses capable of attracting permanent jobs, while providing rental and for sale housing, commercial public/private space, as well as the economic infusion created by a hotel.

Thank you for your consideration and for this opportunity.

In the spirit of bold public/private partnership,

A handwritten signature in blue ink that reads "Roxanne M. Amoroso".

Roxanne Amoroso
Principal, Mosaic Development

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Declaration of Interest

Drug-Free Workplace Form

City of Fort Pierce Proposer's Checklist

Addendum Acknowledgement

Surety Letter and Insurance

Business Licensure

MBE Certification





SECTION A – Developer Information

The developer entity will be:

- a. **Mosaic Development, LLC**
Ms. Roxanne Amoroso
216 Mirror Lake Drive, North
St. Petersburg, FL 33701
(239) 603-8596
ramoroso@incoreresidential.com

Authorized Agents: There are three individuals who will collectively negotiate on behalf of the Developer. Those agents are:

- > Roxanne Amoroso – Principal
- > Terry Wayland – Principal
- > Leigh Fletcher – Legal Counsel



SECTION B – Project Team and Qualifications

Organizational Chart





The following provides a listing of the Project Team and their associated role.

Developer	Mosaic Development, LLC > Roxanne Amoroso > Terry Wayland > Marc Mariano > Evie Law > Leigh Fletcher > Max Rosenblum	www.mosaicdevelopmentfl.com
Finance	Paradigm Property Group > Max Rosenblum	
Architect	Baker Barrios Architects > Tim Baker, AIA > Wayne Dunkelberger > Rob Ledford	www.bakerbarrios.com
Site Design	Cardno TBE > Steve Howarth, PE > Bryan Zarlenga, PE > Andrew Hill, RLA	www.cardno.com
Contractor	Core Construction, Inc. > John Wiseman > Grant Curtan, LEED AP > David Sabo	www.coreconstruct.com
Environmental	Cardno TBE > Miles Ballogg > Rick Hagberg, PG > Greg Schultz, PE	www.cardno.com
Legal	Fletcher & Fischer P.L. > Leigh Fletcher	www.fletcherfischer.com
Multifamily Operations	Incore Residential > Terry Wayland > Roxanne Amoroso > Evie Law > Marc Mariano > Charee Russell	www.incoreresidential.com

Corporate Overview

Mosaic Development, LLC {Lead Developer}

Mosaic Development, LLC is an entity comprised of seasoned real estate professionals with a great depth of development experience. Mosaic Development is a sister company to Incore Residential, and Incore senior officers are the leading professionals within Mosaic Development.

The partners of Mosaic have successfully led and been involved in development ventures focused on master and multifamily development. Project values were from \$15–\$53 million in building construction, \$2–\$120 million infrastructure, and ranged from \$400 million–\$1 billion in economic development dollars. Mosaic and its partners have designed and developed more than 8,200 units of multifamily housing and developed more than 400 acres of urban land. These projects won acclaim in national, state and local realms for design excellence.

Incore Residential is a Florida based organization, based in Ft. Myers, Florida and with offices in St. Petersburg, Florida. Incore Residential has 14 years of multifamily property management experience and a staff of 146 associates throughout the state of Florida. Incore Residential manages more than 5,223 units of multifamily housing on 26 properties and provides HOA and CAM management for 1,599 units of housing for our fractured condo owner clients.



Paradigm Property Group {Finance}

Led by Max Rosenblum, Paradigm draws on Max's Wall Street background in venture capital and management of over \$100 million of private client investment portfolios. Max portfolio includes serving as Vice President of Acquisitions with The Trump Group of Williams Island in Aventura, followed by Multi-Project Operations and Strategic Management of over 1,200 condominium units located throughout South and Central Florida. In 2006 Max co-founded Time Realty, a boutique Orlando based Real Estate Consulting and Brokerage firm recognized for its leading role in regional housing stabilization along with sales volumes exceeding \$130 million in Residential and Multi-Family transactions.

Featured among Orlando's Top 100 Realtors of 2011 and authoring several distressed property related articles, Max is regularly consulted by Investors and Financial Institutions regarding foreclosure sale process improvement and Real Estate market trends. He earned his MBA and Six Sigma certification from the University of Miami in 2003.

Baker Barrios Architects {Architecture and Master Planning}

Established in 1993, Baker Barrios is a full-service commercial planning and design firm with a core focus in master planning, architecture, interior design, and landscape architecture. We are involved in all aspects of the multi-family residential sector, from affordable housing and urban infill to mid-rise, high-rise, and workforce housing. At Baker Barrios, we believe the success of a mixed-use development arises from a design that demonstrates an in-depth understanding of all building types, including commercial office, retail, hospitality, and residential spaces. Our close working relationships with developers and clients result in consistently successful mixed-use projects that incorporate economic benefits, environmental considerations, and distinctive design. To-date, our team has designed more than 4,500 units totaling more than 6.5 million square-feet of mixed-use multi-family projects. Currently, Baker Barrios Architects is designing more than 2,000 units including City Tower, Orlando, FL; 420 in Orlando, and recently completed design for Rolling Mill Hill in Nashville, Trio and Reed in Tampa, and Nora in Orlando.

Cardno TBE {Site Design, Master Planning and Environmental Services}

Cardno TBE is a full service Civil/Environmental Engineering, Land Planning and Landscape Architecture firm highly regarded for its experience providing a full suite of services for redevelopment projects in urban communities. Cardno TBE is a Florida-based firm with its national headquarters in Clearwater, Florida. Cardno TBE began as Tampa Bay Engineering approximately 25 years ago specializing in creative redevelopment solutions for municipal and private developers in the Tampa Bay region. The firm has grown to 450 associates nationwide but remains committed to its primary service area in Florida, with 250 Florida associates and 14 Florida offices. As a division of Cardno, LTD with over 8,000 associates worldwide Cardno TBE provides the benefits of a local engineering and design firm, but has the financial stability and resources of a world leader on the cutting edge of developing and improving the physical and social infrastructure of communities across the globe by planning, designing, managing and delivering sustainable projects and community programs. In 2013, Cardno was ranked #30 in the Top 200 Environmental Firms and #26 in the Top 500 Design Firms by Engineering News Record.

CORE Construction, Inc. {Construction Contractor}

CORE was founded in 1937 in central Illinois as a concrete and masonry company by a German Immigrant named Otto Baum. In 1967, Core became a General Contractor and provider of Construction Management and Design-Build services and today is one of the largest builders in the United States. The company has been ranked in the Top 100 by Engineering News Record in multiple categories and is currently ranked the 15th largest Multi-unit Residential Contractor, 18th largest Sports Builder, 20th largest Education Contractor, the 64th largest Green Builder and the 7th largest Solar Contractor. Core offers a large portfolio of mixed-use, hospitality, housing and sporting related projects across the country and offers a single project bonding capacity of up to \$175M and total bonding capacity in excess of \$700M.

CORE provides exceptional Construction Management, Design-Build and General Contracting services and offers a wide range of pre-construction and construction services that can be tailored to meet the needs of each individual project and market. CORE assists the client in finding the best value for their construction dollar and embraces leading edge technology, matched with vast hands-on experience to ensure world-class projects for complete client satisfaction.



Fletcher & Fischer P.L. {Legal Counsel}

Fletcher & Fischer works with developers, lenders and government agencies structuring public/private partnerships and obtaining financing, entitlements, and environmental permits to facilitate development of community infrastructure and redevelopment of contaminated properties, blighted neighborhoods, and distressed projects. Clients include developers and bondholders developing and investing in master planned communities in Florida utilizing community development district bond financing to fund infrastructure development and also include affordable and market rate housing and hospitality developers in Florida and the US Virgin Islands.

Incore Residential {Multifamily Operations}

Incore Residential was founded in December, 1999 to serve the needs of multifamily asset owners. Since that time, Incore Residential has become the premier choice in third-party multifamily management and consistently sets new levels of standards within its industry. With a strong focus on industry education, the growth of its team members, and an aggressive approach to gathering and utilizing market data Incore Residential drives continuous benefits for its customers. Long-term relationships are a key element in Incore Residential's success. Those relationships foster a culture of commitment and respect, and have helped position Incore Residential as a highly regarded employer in the marketplace. Demands, patterns, habits and needs of rental residents change, as do the objectives of asset owners. By fully integrating a powerful team of seasoned multifamily personnel, Incore Residential has become a leader in grass-root market details that effectively manage the ever changing marketplace. In each team member, from the President of the company, to the on-site personnel, there exists a passion for the multifamily industry and a commitment to the key groups of customers Incore Residential serves: Clients, Residents and Team Members.

Team Member Biographies

Mosaic Development {Lead Developer}



Roxanne Amoroso [Principal and Senior Vice President of Incore Residential]

Ms. Amoroso is a Principal in Mosaic Development and the Senior Vice President for Incore Residential and brings a wealth of experience in the finance and development of multifamily. Previous to her new position at Incore, CC was a Senior Vice President for Banc of America Community Development Corporation for 12 years, overseeing the multifamily development activities in the State of Florida. During her career Ms. Amoroso specialized in multifamily and master development financial modeling, development strategies for large urban renewal projects for mixed use communities valued at \$425 million to \$1 billion in economic development, along with new, individual multifamily developments and acquisition and rehabilitation of individual multifamily properties ranging from \$12 to \$38 million.



Terry Wayland [Principal and President of Incore Residential]

Mr. Wayland has an exemplary reputation within the multi-family industry with over 20 years of real estate management experience. Mr. Wayland is a Principal in Mosaic Development and President of Incore Residential for more than a decade. Through his leadership, Incore Residential has become southwest Florida's largest 3rd party provider of multifamily services for apartments, condominiums and home owners associations.



Marc Mariano [Partner and Vice President of Construction and Development of Incore Residential]

Mr. Mariano offers over 13 years of experience managing complex land development projects in urban and suburban settings for multifamily, mixed-use, single family and commercial ventures. Mr. Mariano is a Partner in Mosaic Development and Vice President of Construction and Development for Incore Residential. He is highly involved in all phases of design and construction of multi-family and mixed-use land development projects from the initial planning and due diligence phases, to project design and permitting and project construction and close-out.

Mr. Mariano's expertise in the multifamily arena includes the development and repositioning of urban mid-rise products and suburban garden-style products in various communities within Florida and New Jersey. Mr Mariano has supervised and managed construction and development projects ranging from \$10,000 - \$38,000,000 in value.



Evie Law [Partner and Vice President of Operations of Incore Residential]

Ms. Law is a Partner in Mosaic Development and serves as Incore Residential Vice President of Operations, and will head up operational controls throughout the development process for Mosaic Development. She currently has six regional operations managers' direct reports, with a portfolio of more than 5,000 units of market rate multifamily and COA (Condo Association Management) of another 1,500 in Florida. In the multifamily industry, Ms. Law oversees the due diligence teams and property management teams, and asset management of fractured condo rentals, stabilized market rate rental communities and rehab/repositioning assets.

Ms. Law's expertise include business development, property repositioning and rebranding, market research, marketing strategies, personnel management, contract negotiation, and business-to-business sales.

- > **Max Rosenblum [Partner and Finance]**
Please refer to Mr. Rosenblum's biography under Paradigm Property Group.
- > **Leigh Fletcher [Partner and Legal Counsel]**
Please refer to Ms. Fletcher's biography under Fletcher & Fischer, PL

Paradigm Property Group {Financial Acquisition}



Max Rosenblum [President and Partner in Mosaic Development]

Mr. Rosenblum draws on his Wall Street background in venture capital as he manages over \$100 million of private client investment portfolios. Mr. Rosenblum combined his passion for real estate, finance and entrepreneurship with several executive level positions in development acquisitions, and both project and asset management.

A seasoned professional whose portfolio includes serving as Vice President of Acquisitions with The Trump Group of Williams Island in Aventura, followed by Multi-Project Operations and Strategic Management of over 1,200 condominium units located throughout South and Central Florida, and in 2006 Mr. Rosenblum co-founded Time Realty, a boutique Orlando based Real Estate Consulting and Brokerage firm recognized for its leading role in regional housing stabilization along with sales volumes exceeding \$130 million in Residential and Multifamily transactions.

Baker Barrios Architects {Architecture and Master Planning}



Tim Baker, AIA [Principal / Senior Project Designer]

Tim's ability to translate an Owner's needs into a design solution that balances creativity, image and function with practical concerns of budget, schedule and operational goals has led to his recognition as one of Florida's leading master planners and designers. With over 25 years of expertise in multi-family and mixed-use developments, his experience includes Nora Apartments, Camden Orange Court Apartments, Rolling Mill Hill Apartments, 55 West, 101 Eola Residences, and has experience working with the team on Encore in Tampa, FL., and Creative Village in Orlando, FL. Tim is a registered Architect and received his Master of Architecture degree from Ohio State University in 1987.



Wayne Dunkelberger [Creative Design and Master Planning]

Mr. Dunkelberger will provide program development and design conceptualization. His unique background, a combination of Architecture, 3-D simulation, and graphic design, makes him an important resource on large, image driven projects. Mr. Dunkelberger will work closely with the team to sketch out, develop, and refine design solutions in three dimensions. His expertise extends to selling and publicizing projects with his images, and he is well-versed in design, production, and presentation for architectural competitions. His experience includes over 15 years of expertise in multi-family residential, mixed-use and urban developments, his experience includes the Nora Apartments, Rolling Mill Hill Apartments, Encore's Ella, Trio and Reed Apartments, Prospect Lake, 101 Eola Residences, 55 West and Del Mar Village Apartments. Mr. Dunkelberger received his Master of Architecture from the University of South Florida in 1999.



Robert K. Ledford, II [Project Director]

With over 18 years of experience, Mr. Ledford has exceptional insight of the integration of architecture, interior design and project management services. He will manage the day-to-day activities and communications, and participate in meetings and presentations with the team and user groups. Mr. Ledford will lead all studies, programming and design activities, and any problem/resolution efforts that may arise. Rob reviews and monitors budgeting and cost control, reviews field reports, and reviews/approves all project assignments. His expertise in multi-family residential and mixed-use developments includes the Ella, Trio and Reed Apartments at Encore, Del Mar Village Apartments, and Prospect Lake redevelopment in Clearwater. Mr. Ledford received his Bachelor of Science in Interior Design from Florida State University in 1994.

Cardno TBE {Civil Engineering, Landscape Architecture, Land Planning and Environmental Engineering}



Steven P. Howarth, PE [Principal-in-Charge of Civil Engineering]

Mr. Howarth has 23 years of diverse Civil Engineering and Land Development experience including management, planning, design, quality control, and construction services for large and small scale land improvement projects. He specializes in providing civil design, environmental management, and planning services for both public and private sector clients. In addition, Steve manages various multi-disciplinary, master development projects and general engineering service contracts for Cardno and serves as the integrating manager for those services. He has provided services to Cities, Counties, State Government, Federal Government, Airports/Ports, Water Management Districts, Educational Facilities, and Private Developers. Projects have included urban redevelopment projects, public infrastructure facilities, parks/trails, roadways, utilities, stormwater improvements, streetscape and environmental assessment/cleanup, brownfields, grant writing and grant management services.

Mr. Howarth serves as Vice President and Business Unit Manager of Cardno's Development and Environmental Services (DES) Business Unit. In this role, he oversees land development, civil engineering, planning, landscape architecture and environmental services. Along with managing larger multi-disciplinary projects or contracts, Mr. Howarth is responsible for communication with clients, assignment of DES resource staff, senior technical oversight, and QA/QC.



Bryan Zarlenga, PE [Lead Civil Engineer]

Mr. Zarlenga offers more than 21 years of experience in the land development arena, including private-sector, public-sector and federal projects. His experience and diversity in the development industry has enabled him to handle any challenge that may arise on a project from schematic design, thru detailed engineering, to construction completion. He applies sustainable practices and LEED principles to all of his design.

Bryan serves as Director of the Site Development Group within the structure of the Development and Environmental Division of Cardno. He manages various professionals, both internally and externally, including Engineers, Landscape Architects and Designers. Having designed and managed a multitude of projects, Mr. Zarlenga understands the Client's needs early in the process, which enables him and his project team to focus on completing projects on schedule and within budget.



Andrew Hill, RLA [Landscape Architecture, Master Planning and Urban Design]

Mr. Hill has over 19 years of extensive experience designing and managing complex projects that span all sectors. Over the life of Mr. Hill's career in landscape architectural design, he has developed specific expertise in urban design, streetscapes, design guidelines, parks and open space, and redevelopment. Along with these projects Mr. Hill has worked on many master planned communities across the US and has extensive design capabilities with residential and commercial work. He has specific experience in the planning, marketability, sustainability and master planning facets of land development.

Mr. Hill is typically brought into a project at its inception to discuss long-term planning, strategic phasing and potential land uses for a project and works closely with project team members in the preliminary stages of the development process, providing design alternatives coinciding with jurisdictional requirements.



Miles Ballogg [Economic Development and Environmental Assessment]

Mr. Ballogg serves as the Brownfields and Economic Development Director for Cardno. He has over 25 years of brownfields experience and is responsible for identifying / obtaining Brownfields grants and incentives, assisting municipalities in managing Brownfields programs, and linking public and private sector clients to promote Brownfields redevelopment. He specializes in comprehensive EPA brownfields programmatic support, which includes the process of obtaining funds, identifying resources, and meeting program terms and conditions. He is well known within various state and federal brownfields programs and has worked with the EPA and Florida Department of Environmental Protection (FDEP) programs since their inception.

Mr. Ballogg previously served as the City of Clearwater brownfields coordinator providing leadership for the City's award-winning brownfields program. He was responsible for designating the state's first brownfields area. He has presented environmental justice and public health related topics on national, regional, state and local levels.

With his creative approach, public sector background, and relentless drive to positively impact the communities in which he works, Mr. Ballogg is a valuable addition to any brownfields redevelopment project.



Rick Hagberg, PG – [Environmental Services]

Mr. Hagberg oversees all of Cardno's Environmental Services including those related to contamination assessments, remedial design, and environmental construction activities. He has over 29 years of environmental experience for public and private sectors, including industrial and hazardous waste assessment, management, and remedial (cost to cure) actions associated with real estate property transactions throughout the southeastern U.S.

Throughout his career, Mr. Hagberg has completed over 3,500 environmental assessments and remediation projects, including petroleum remediation, complex hazardous substance assessment, and remedial projects. His project experience includes: brownfields assessment; source removals and remedial actions; environmental construction; environmental remediation; permitting; hazardous waste investigation and treatment; site assessment; potable water resources evaluations; and multimedia field sampling.

CORE Construction {Construction Contractor}



John P. Wiseman [President]

Mr. Wiseman has been involved in the construction industry his entire career. John started with CORE Construction as a Project Manager. From 1988-1991, he served as the Director of Operations and was significant in the development of CORE Construction, as a leading contractor in the South and Central Florida markets. Mr. Wiseman became President and a shareholder in 1992. He is the company's visionary leader, shaping its future and providing guidance for continued growth and success — especially in developing CORE's Integrated Project Delivery methods. Mr. Wiseman's leadership and development skills have been critical in his active involvement with in several Florida communities. Mr. Wiseman's contributions to both CORE Construction and the growth within the State of Florida affirm his commitment to excellence and his diversified leadership abilities.



Grant Curtan, LEED AP [Director of Pre-Construction]

Mr. Curtan will work closely with the client and the project manager to ensure that the finished plans match the expectations, budget, and schedule for the project. He will also oversee and facilitate our estimating process and provide the necessary experience and skill sets to help control, monitor, and manage the projects from a cost, schedule, and quality point of view. Mr. Curtan has extensive experience providing estimating and preconstruction services in the multi-family, senior, medical, mixed-use and renovation market segments. Mr. Curtan is also a State of Florida Certified General Contractor.



David Sabo [Director of Project Management]

Mr. Sabo has 15 years of experience in the construction industry. In 2000, he received his Bachelor's Degree with Honors from the University of Florida's M.E. Rinker School of Building Construction. Upon graduation from UF, Mr. Sabo joined CORE Construction as an Assistant Project Manager and was soon promoted to a Project Manager. In 2006, CORE promoted Mr. Sabo to a Senior Project Manager then shortly thereafter to a Construction Manager. Today, Mr. Sabo works as the Director of Project Management in CORE Construction's Sarasota office.

Fletcher & Fischer P.L. {Legal Counsel}**Leigh Fletcher [Partner in Fletcher & Fischer and Partner in Mosaic Development]**

Ms. Fletcher is a practicing attorney specializing in Land Use, Public Finance, Real Estate, Environmental land issues and Government Affairs. Ms. Fletcher works with developers, lenders and government agencies structuring public/private partnerships and obtaining entitlements and environmental permits to facilitate redevelopment of contaminated properties, blighted neighborhoods and distressed projects. Leigh also assists clients with due diligence, land acquisition, land use entitlement and development infrastructure financing.

Ms. Fletcher represent clients in negotiation of master agreements, development agreements, purchase and sale agreements, tax increment and other funding agreements related to brownfield, redevelopment, and infill projects. She serves as developers' counsel for establishment of and bond issuance by community development districts to fund public infrastructure. Ms. Fletcher represents clients in acquisition and sale of industrial, commercial and residential property.

Incore Residential {Multifamily Operations}

Please refer to the Mosaic Development section for the following Incore Residential management team's biographies:

- > Terry Wayland [President]
- > Roxanne Amoroso [Senior Vice President]
- > Evie Law [Vice President of Operations]
- > Marc Mariano [Vice President of Construction and Development]

**Charee Russell [Senior Regional Property Manager]**

Ms. Russell is the Senior Regional Property Manager at Incore Residential. Ms. Russell brings 19 years of experience in multifamily housing. Prior to her current position at Incore she oversaw a diversified residential portfolio that includes high-rise, mid-rise and garden-style apartment communities. Her significant experience in new construction has led to the successful lease-up of communities financed through Multifamily Housing and LIHTC program. Additionally, Ms. Russell has been involved with property acquisitions, rehabs, asset repositioning and large-scale capital improvement projects culminating in profitable, stabilized asset performance and growth.

Ms. Russell has ultimate responsibility for achieving superior operational results and delivering maximum market occupancies and net operating income for her portfolio. Previously, Charee worked with SPM LLC, The Wilson Company, United Dominion and AIMCO.

Ms. Russell holds a Florida Real Estate Sale License, and has the designation of Certified Occupancy Specialist from National Center of Housing Management. She studied at the University of Mobile, majoring in Organizational Management. She also serves on the Board of Leading Age Florida.



SECTION C – Previous Project Experience

Development Team Experience

The following provides a listing of the relevant experience of the development team, and its members within the past 5 years.

LEGEND: Roxanne Amoroso – Mosaic Development (RA), Marc Mariano – Mosaic Development (MM), Leigh Fletch (LF), Max Rosenblum-Mosaic Development (MR), Cardno TBE (CTBE), Baker Barrios Architects (BBA), CORE Construction (CC), Incore Residential (IR)

Project Name	Type	Location	Year	Team Members Involved
<i>Master Developments (mixed use with apartments)</i>				
The Encore	Master Development	Tampa, FL	2012	RA, MM, LF, CTBE, BBA
Creative Village	Master Development	Orlando, FL	Ongoing	RA, MM, LF, CTBE, BBA
Merry Place	Master Development	West Palm Beach, FL	2009	RA
Bonita Fountains	Master Development	Orlando, FL	2012	RA, MM, LF, CTBE, BBA, MR
Edison State College	Master Development	Fort Myers, FL	2011-2012	CC
<i>New Construction Apartments</i>				
The Ella @ Encore	160 apartments	Tampa, FL	2012	RA, MM, LF, CTBE, BBA
The Trio @ Encore	141 apartments	Tampa, FL	Ongoing	RA, MM, LF, CTBE, BBA, CC
Prospect Park	257 apartments	Clearwater, FL	Ongoing	RA, MM, LF, CTBE, BBA, IR
The Reed @ Encore	203 Apartments	Tampa, FL	Ongoing	MM, LF, CTBE, Baker Barrios
UF University Corners Mixed Use	1,200 beds and 141 hotel rooms	Gainesville, FL	Ongoing	CC
Crane's View Lodge	48 apartments	Clermont, FL	Ongoing	CC
The Tempo @ Encore	203 Apartments	Tampa, FL	Ongoing	MM, LF, CTBE, BBA
Stuart Lodge	95 apartments	Stuart, FL	Ongoing	CC
Village at Ranch Lake	336 apartments	Bradenton, FL	Ongoing	CC
Lulav Square	168 apartments	Miami, FL	Ongoing	CC
Gardenia Gardens	100 apartments	Gainesville, FL	Ongoing	CC
Nora Apartments	246 apartments	Orlando, FL	2014	BBA
Rolling Mill Hill, Phase I	117 apartments	Nashville, TN	2008	BBA, CTBE
Rolling Mill Hill, Phase II	128 apartments	Nashville, TN	2014	BBA, CTBE
Jefferson Apartment	299 apartments	Orlando, FL	2013	BBA



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Camden Orange Court	261 apartments	Orlando, FL	2008	BBA
Bayview Gardens	426 apartments	Clearwater, FL	Ongoing	CTBE
Osprey Lodge	124 apartments	Tavares, FL	2012	CC
Lighthouse Commons Edison State College	405 beds	Fort Myers, FL	2012	CC
Lakeside Park Ph.1	16 apartments	Avon Park, FL	2012	CC
Olive Grove Apartments	88 apartments	Ormond Beach, FL	2012	CC
Villa Grande	108 apartments	Sarasota, FL	2011	CC
Pine Berry Senior Apartments	85 apartments	Clearwater, FL	2011	CC
Madison Vines	92 apartments	Fort Pierce, FL	2011	CC
Desoto Palms ALF	88 apartments	Sarasota, FL	2010	CC
Bayside Arbors	74 apartments	Clearwater, FL	2010	CC
Green's Edge	330 apartments	Fort Pierce, FL	2010	CC
Banyan Senior Apartments	96 apartments	Port Richey, FL	2009	CC
Desoto Towers	88 apartments	Bradenton, FL	2009	CC
Hotel Palomar and Residences	198 hotel rooms and 51 apartments	Dallas, Texas	2009	CC
Madison Cay	132 apartments	Fort Pierce, Florida	2009	CC
Merry Place	128 apartments	West Palm Beach, FL	2009	RA
The Landings	310 units	Winter Haven, FL	Ongoing	BBA
Center for Science & Simulation	750 units	Winter Springs, FL	Ongoing	BBA



Project Profiles

Project Name:	Encore
Location:	Tampa, FL
Type/Use:	Mixed-use, master development
Unit Count:	Up to 1,500 multi-family units (52 du/a)
Year Built:	Ongoing
Total Project Cost:	\$24,000,000 (infrastructure only) / \$400,000,000 (full project build-out)



- Team Members:
- > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)
 - > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)
 - > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
 - > Leigh Fletcher (Fletcher & Fischer)

Project Description: The Encore project is a 28-acre master planned development between downtown Tampa and Ybor City that has initiated the rebirth of several city blocks into what will be a LEED Certified, mixed-use, transit oriented community at full build-out. The development incorporates sustainable design components that feature large-scale rainwater harvesting for reuse as irrigation, solar power generation for payment of street light operation costs, a central chilled water plant creating highly efficient building air conditioning service, reuse of construction materials, permeable pavers that promote groundwater recharge, preservation and re-use of an historical church and interim use of an available 2.5-acre lot as an urban community garden.

Anticipated to generate over \$400 million in real estate development, the Encore is entitled for up to 1,500 mixed-income residential units, 200 hotel rooms, a 35,000 SF grocery store, 180,000 SF of office space, 85,000 SF of retail space, a middle school, an African-American history museum and public parks and gathering spaces.

The Encore recently opened its first building, a seven-story, 160-unit senior development project, is under construction on two additional multifamily developments and is completing permitting of the another multifamily building.



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Project Name: Creative Village

Location: Orlando, FL

Type/Use: Mixed-use, master development

Unit Count: 1,450 multi-family units (30 du/acre)

Year Built: Ongoing

Total Project Cost: \$80,000,000 (infrastructure only) / \$1,200,000,000 (full project build-out)



- Team Members:**
- > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)
 - > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)
 - > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
 - > Leigh Fletcher (Fletcher & Fischer)

Project Description: Located on a 60-acre portion of downtown Orlando recently left mostly vacant by the relocation of the NBA’s Orlando Magic, Creative Village looks to revitalize a blighted area of downtown Orlando severed from the central business district by I-4 and the now demolished Amway Arena. Led by a public-private partnership between Banc of America Community Development Corporation, Ustler Development and the City of Orlando, the initial phase of the project will design and construct the public infrastructure necessary to allow the development of a \$1.2 billion knowledge-based, sustainable community consisting of 500,000 square feet of cradle-to-college education, 700,000 square feet of office, 1,450 multifamily units, 200 hotel keys, 150,000 square feet of retail space and public parks. A true transit-oriented development, the project will have direct access to SunRail commuter rail service, Bus Rapid Transit (BRT) service and general bus service all available at the adjacent LYNX Central Station.

Tailored toward the “creative class”, Creative Village will expand on UCF’s existing Center for Emerging Media and Digital Media campus to attract other hi-tech education, commerce and employment opportunities to the development. Through Creative Village, Orlando will expand its presence as a leader in the regional economic cluster of technology-based, digital media production, modeling and simulation industries.



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Project Name: Prospect Park

Location: Clearwater, FL

Type/Use: Mixed-use, master development

Unit Count: 257 multi-family units (54 du/acre)

Year Built: In permitting. Construction start anticipated by Summer 2014

Total Project Cost: \$34,000,000 (full project build-out)

Team Members:

- > Roxanne Amoroso (Mosaic Development, formerly with Amoroso RE Development), Marc Mariano (Mosaic Development, formerly with Cardno)
- > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg (Cardno)
- > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
- > Leigh Fletcher (Fletcher & Fischer)
- > Terry Wayland, Evie Law (Incore Residential)



Project Description: Prospect Park is a modern mixed-use, transit-oriented multi-family development that will provide an urban connection with the City of Clearwater. When completed, this development will be a new live, work and play neighborhood for the urban professional.

Situated on a seven-acre parcel near Prospect lake Park in downtown Clearwater, five-residential buildings will come together to create a plaza with retail, entertainment and outdoor activities, and offer residents sunlight, fresh air and views of the park and the life on the street.

The \$34-million development will include 10,000 square feet of retail space as well as 257 one- and two-bedroom apartments with an urban, green vibe designed to lure young professionals.

Project Name: Nora Apartments

Location: Orlando, FL

Type/Use: Apartment community
Mixed Use Development

Unit Count: 246 units

Year Built: 2014

Total Project Cost: \$35,900,000

Team Members:

- > Tim Baker, Wayne Dunkelberger (Baker Barrios Architects)



Project Description: Nora Apartments is a 6-story, 246-unit apartment complex in downtown Orlando. The eco-friendly luxury apartments are focused on creating a community atmosphere for residents. The development features a 15,000 SF interior courtyard with a zero-entry pool, 10,000 SF of retail, including a café and a health club, and a photovoltaic rooftop system to convert sunlight into energy.

Project Name: Rolling Mill Hill Apartments

Location: Nashville, TN
 Type/Use: Apartment community
 Mixed Use Development
 Unit Count: 117 units
 Year Built: 2008
 Total Project Cost: \$11,500,000
 Team Members: > Tim Baker, Wayne Dunkelberger (Baker Barrios Architects)
 > Miles Ballogg, Rick Hagberg (Cardno)



Project Description: Rolling Mill Hill is a locally designated landmark and at its heart are hospital buildings and trolley barns dating back from the 1890s, which the community is preserving and adaptively reusing. The 1930s art-deco style Apartments will include the demolition of an existing building while restoring the original smokestack. The smokestack will serve as the “living room” amenity area on the residential floor. The 6-story, 117-unit apartment building will include an amenity deck with a pool, resident lounge, a fitness center, as well as retail and an integrated 152-car parking garage.

Project Name: Trio @ Encore!

Location: Tampa, FL
 Type/Use: Apartment community
 Mixed Use Development
 Unit Count: 141 units
 Year Built: Under Construction (April 2014 completion)
 Total Project Cost: \$26,000,000



Team Members: > Roxanne Amoroso (Mosaic Development, formerly Senior Vice President with Banc of America Community Development Corporation), Marc Mariano (Mosaic Development, formerly with Cardno)
 > Steve Howarth, Bryan Zarlenga, Andrew Hill, Miles Ballogg, Rick Hagberg (Cardno)
 > Tim Baker, Wayne Dunkelberger, Rob Ledford (Baker Barrios Architects)
 > John Wiseman, Grant Curtan, David Sabo (Core Construction)
 > Leigh Fletcher (Fletcher & Fischer)

Project Description: The Trio will include three identical residential 4-story apartment complexes. The development will include 141 affordable housing units, 15,000 square feet of retail space and resident amenities. The apartment complexes are part of the revitalization of Central Park Village and will honor African American history and culture in the Tampa Community. The project will be LEED Certified.



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Project Name: University Corners at UF
Location: Gainesville, FL
Type/Use: Student Apartments
 Hospitality
 Retail
Unit Count: 300 units
Year Built: Under Design (January 2016 Completion)
Total Project Cost: \$120,000,000



Team Members: > John Wiseman, Grant Curtan, David Sabo (Core Construction)

Project Description: The University Corners Project is located at the premier intersection and gateway to the University of Florida, 13th Street and University Avenue. This project will consist of the construction of a 1,200 Bed Luxury Student Housing Building along with a 140-Room Hyatt Place Hotel, a 1,200 Space Parking Garage, a community Grocery Store and significant other ground floor retail spaces. At 10 Stories in height, the construction will consist of post-tensioned concrete, brick and block exterior walls and a flat roof deck. The project will include ample amenities such as a rooftop restaurant, three rooftop swimming pools, a jogging track and a fitness center. The project will be LEED Silver Certified.

Project Name: Madison Vines
Location: Fort Pierce, FL
Type/Use: Apartment Complex
Unit Count: 92 units
Year Built: May 2011
Total Project Cost: \$7,590,000



Team Members: > John Wiseman, Grant Curtan, David Sabo (Core Construction)

Project Description: The Madison Vines project will provide 92 affordable housing units for senior citizens living in Fort Pierce. The community offers one- and two-bedroom energy-efficient units. Amenities include a community center, a swimming pool and picnic area, nature trail, an on-site computer lab, and a library.

Project Name: Madison Cay
Location: Fort Pierce, FL
Type/Use: Apartment Complex
Unit Count: 132 units
Year Built: January 2009
Total Project Cost: \$11,352,000
Team Members: > John Wiseman, Grant Curtan, David Sabo (Core Construction)



Project Description: Project consists of two story, 132 wood frame apartment units on 14 acres. Residents can choose from 1, 2, and 3 bedroom units. Contract included sitework, clubhouse with pool, maintenance building, tot lot, picnic pavilion, entry sign, dumpsters, and fences. This project was completed on time and under budget.



SECTION D – Financial Qualifications

Mosaic Development was formed as a partnership of five individual disciplines (development, construction management, legal, and finance and property management) specifically for the purpose of master planning and redeveloping properties with a focus on the vertical component of multifamily to be built within them. The collective balance sheet of the team provides resources that attract financial opportunities well in excess of those needed for a project of this scope.

The Mosaic team has an exceptional reputation and track record for delivering large scale projects on time, on budget and on schedule. The redevelopment of Encore and Creative Village are examples of exceptional projects which team members have led and launched. This team fully recognizes its responsibility for pursuing and securing funding for the project contemplated in our design plan.

Collectively and in Florida, this team has been directly or in partnership responsible for pursuing and securing funding from a variety of sources, including but not limited to public agencies and programs, many of which are considered viable resources. Many different forms of funding including Federal, State and Local grant have been secured by team members through extensive competition. This team has extensive experience in attracting equity and debt including construction and permanent financing for both master and vertical development projects.

Core Construction, our General Contractor Construction team, has a single development bonding capacity of \$175,000,000 and an aggregate bonding capacity of \$700,000,000 annually.

As example to some of the financing tools we have utilized include:

- ✓ Construction Financing
- ✓ Permanent debt for multifamily
- ✓ CDD Bond financing for infrastructure
- ✓ Tax Increment financing
- ✓ New market tax credits
- ✓ Florida OTTED Funding through office of Tourism Trade and Economic Development
- ✓ Local HFA Bonds
- ✓ HFA loans
- ✓ Community Development Block Grants
- ✓ State housing Initiative Funds
- ✓ HOME Investment Partnership Funds
- ✓ Voluntary Clean Up Tax Credit Program (Brownfield)
- ✓ FDOT TIGER II Grant Funding
- ✓ HUD Sustainable Communities Grant

In summary the team has a strong track record, unmatched relationships and proven skill sets to succeed.

For a sampling of completed projects and related costs, please refer to Section C.

SECTION E – Conceptual Development Program

The H.D King Power Plant Redevelopment site boasts a tremendous opportunity for a public/private partnership that will not only enhance the community’s existing amenities, but function as a catalyst for future development opportunities. The redevelopment proposed by the Mosaic Development Team will further the vision and goals that the City of Fort Pierce has established for its downtown by offering a mixed use concept that is based on the community’s established architectural styles, is sensitive to the existing character of Edgartown and offers a mixed use master concept comprised of neighborhood retail uses, a boutique hotel and rental and for-sale housing that connects this vital property to the City’s amenities in Downtown.

The Team’s preliminary development program is rooted in the findings, recommendations, and policies established in the City of Fort Pierce Community Redevelopment Plan (CRP). Specifically, the program will *respond to existing conditions, address identified needs and opportunities, and will support the City’s redevelopment strategy.*

Existing District

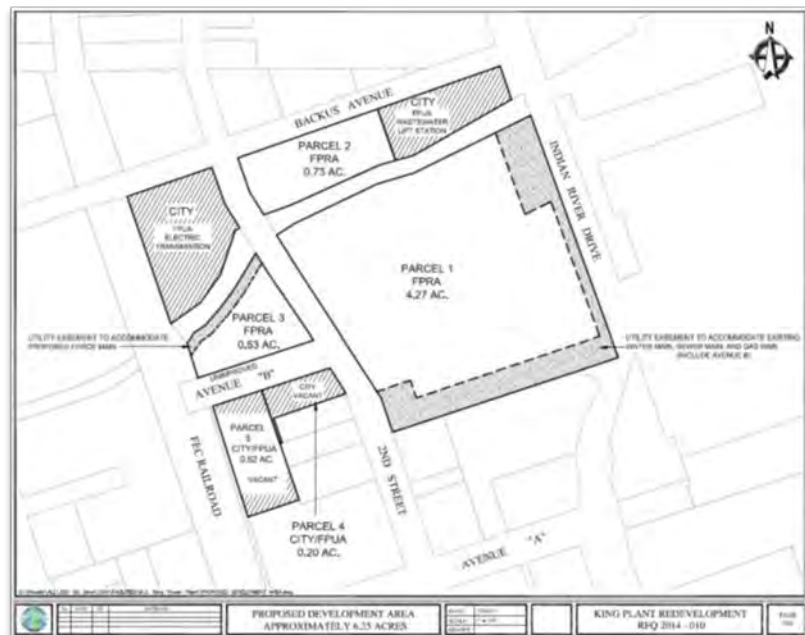
The downtown area is identified in the Community Redevelopment Plan (CRP) as Sub-Area 1. Downtown Fort Pierce is the cultural center for the community with a comfortable blend of civic, commercial, employment, residential, and recreational uses. Downtown is a walking district, reinforced with several signature streets, pedestrian-scaled structures, and locally-valued destinations.

Downtown has a publically-accessible waterfront, with a seawall that is lined with sidewalks and multiple public plazas. The marina provides direct deep water access to the Atlantic Ocean for an array of boats and watercraft, an amenity the Development Team intends to aggressively market. Moore’s Creek traverses the northern parts of the core downtown area and will be established as a public amenity within the project. Enhancements to the banks of Moore’s Creek within the redevelopment area are proposed to establish this natural feature as a second waterfront within downtown.

North 2nd Street is an established shopping corridor and transitions into a residential character further north. North Indian River Drive is another primary commercial street and evolves into a waterfront drive to the north. Both streets have designated on-street parking, red-brick paver sidewalks, decorative lighting, and street trees. Backus Avenue awaits similar streetscape features.

The H.D. King Power Plant Property is a vacant grouping of parcels that is the keystone to bridging the commercial core with the residential neighborhoods to the north. The properties provide opportunity to further activate the Fort

Piece waterfront along North Indian River Drive and extend the cultural activity along North 2nd Street further north. While the development opportunity offered by the H.D. King Power Plant site should be utilized as a major attractor of permanent residents and short term visitors, it must be done in a manner that is sensitive to the mass and scale of the Edgartown neighborhood and the pedestrian scale of the area by using terraced architectural design and skillfully placed courtyards and open space to ensure visual relief and interest.





Needs and Opportunities

The Community Redevelopment Plan articulates identified community needs for the downtown district, as well as specifically for the redevelopment of the H.D. King Power Plan property. The Development Team's proposed program for the redevelopment on the H.D. King Power Plant Property will fulfill each of the objectives and address various community needs. The following are the applicable downtown needs that are identified in the CRP and will be addressed by the Development Team's proposal:

- ✓ Provide additional residential by offering both rental and for-sale product
- ✓ Redesign streets to be pedestrian friendly by providing walkable and bikeable corridors
- ✓ Create additional night time activity by activating the area with commerce and housing
- ✓ Develop civic spaces by enhancing the connection to the AE Backus Museum and the waterfront
- ✓ Promote recreational activities through the connection of Moore's Creek to the waterfront
- ✓ Attract new businesses through the addition of a hotel, retail and high quality living opportunities
- ✓ Support high quality building design through incorporation of Florida Vernacular and artistic elements into the proposed architecture
- ✓ Improve safety perceptions through proper site light and appropriately designed building spaces that encourage an active environment

Redevelopment Strategy

The CRP's Redevelopment Program includes multiple strategies to achieve quality redevelopment that will respond to the existing positive attributes of the community *and* fulfill identified community needs. One of these strategies is a focused goal to attract private investment in *Mixed-Use Commercial and Residential Infill Development*. Pursuant to the CRP, this redevelopment strategy should be implemented with the following objectives:

- > Investing private capital
- > Assembling development sites
- > Providing neighborhood shopping
- > Strengthening nighttime activity
- > Constructing housing
- > Eliminating blight, AND
- > Creating jobs.

The City has taken the initiative to directly implement this strategy by assembling the five (5) parcels associated with H.D. King Power Plant Redevelopment and then soliciting Requests for Qualifications from private entities for a master development that incorporates the fulfills objectives. The developer will further implement this strategy by attracting private capital to help the City realize its goals through a development program that includes multifamily housing, retail and hotel and conference space to help activate the downtown, eliminate blight, and create jobs. The Development Team has created a development program that is consistent with the community outreach and adopted goals from the Community Redevelopment Plan.

The following subsections describe the preliminary development program based on the RFQ inquiries.

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development

The proposed development program will extend the active downtown northward to create an expanded hub of pedestrian and commerce activity. The development will function as a node that links the City's existing amenities including Fisherman's Wharf, the City Marina, downtown shopping and restaurants, City Hall, the proposed Florida East Coast (FEC) commuter rail station, the Sunrise Theater, Gazebo Park, the AE Backus Museum and Manatee Center, the Highway Men Heritage Trail, the Veterans Memorial Park and Moore's Creek linear trail. In addition, the development will fill a much needed gap for new, market-rate, rental and for-sale housing that supports the existing and expanding employment centers, including the City of Ft. Pierce, St. Lucie County, the Federal Courthouse, Indian River State College and Lawnwood Regional

Medical Center. These intangible benefits will be presented in a development that offers high-quality building that compliments the surrounding community and an amenity rich package of resident features.

The proposed development form creates a comfortable transition from the core downtown area into the residential neighborhoods to the north. This will be achieved through an architectural design that respects the pedestrian-scale by using street level front doors, terraced building heights, appropriately placed courtyards and open space and high quality streetscaping for each of the three (3) primary development sites with the overall project area. The site plan below identifies how the development will flow within the project area and how it relates to the surrounding community.



The mix of uses proposed as part of the preliminary development program includes:

Parcel 1

- > 365 Apartments at 5 Stories
- > 15,000 Square Feet of Retail
- > 15,000 Square Feet of Resident Amenity Space
- > 640 Space Parking Garage, which can be expanded by an additional 160 spaces



Parcel 2

- > 120 Key Hotel at 4 Stories
- > Hotel Conference Space



Parcel 3, 4 & 5

- > 55 Brownstone, 3-story Townhome units, with Lofts and Roof Top Patios





2. Description of types and numbers of structures, including anticipated dimensions of character of buildings

Preliminary Concept Program

In total, nine (9) buildings are proposed as part of the development program. This includes one (1) building that will house the multifamily apartments, retail and parking garage on Parcel 1; one (1) hotel building on Parcel 2; and seven (7) townhouse buildings each containing six (6) to 10 individual townhouse units.

As currently designed, the approximate dimensions for each of the buildings are:

- > Parcel 1 – 5 stories in height and footprint is approximately 380 feet by 425 feet
- > Parcel 2 – 4 stories in height and footprint is approximately 220 feet by 70 feet
- > Parcels 3, 4 & 5 – 3 stories and footprint varies depending on number of units per building

3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.

Apartment Rentals (preliminary pricing)

Unit	Size	Monthly	Per SF
Studios	600 sf	\$1,000	\$1.67 psf
1/1 ba	750 sf	\$1,200	\$1.60 psf
2/2 ba	900 sf	\$1,500	\$1.67 psf

Townhomes

55 townhomes at 1,800 square feet and starting at \$235,000

Hotel n/a

Land pricing modeled at \$12,000 per door (preliminary)

Retail Pricing

TBD – based on end user and tenant improvement requirements. The Developer desires to engage with the art community to create a unique experience that embraces the historical and local artistic culture.

4. Description of special amenities or design features anticipated to be included in the development program

The overall development is envisioned to be intertwined with walkable, bikable linkage to the linear park along Moore’s Creek. Moore’s Creek bisects the overall development between the hotel site and the apartment community and connects the waterfront to the western edge of Ft. Pierce. The Brownstone style art lofts, the for-sale townhome product, which shall be located on North Second Street, as well as the apartments to be fronting on Indian River Drive will be designed in a manner that compliments the community’s existing Florida Vernacular architecture style. The boutique hotel is envisioned to be artistic in design, and will provide conference space for visiting guests in the downtown district. The parking garage shall be structured to be shared by the retail, apartments and hotel, with the potential to provide parking overflow space for the existing marina. The overall development will be designed in a fashion to include artistic elements and individual art icons and pieces that recognize the rich art history of the area stitching into the existing fabric of the local art community and Ft. Pierce’s sparkling waterfront and green open space.

The apartment community will be heavily amenitized to provide a lifestyle fashioned for the young corporate and empty-nester residents. With a Wi-Fi café, state-of-the-art fitness center, pool, spa and outdoor kitchen and wine bar for the residents to enjoy. The apartments and its lushly landscaped courtyards will be the place to relax and enjoy, while “seeing and being seen”. It will become the place to be in Ft. Pierce.



Minority Business Enterprises (MWBE) Participation:

The Development Team has considerable experience in meeting and exceeding MBE/WBE (Minority-owned business enterprise / Woman-owned business enterprise) goals for various federal, state and local projects. The Team makes every effort to provide the maximum practicable opportunities for small business, veteran-owned small business, service disabled veteran-owned small business, HUB Zone small business, small disadvantaged business, and women-owned small business concerns to participate on our projects as subcontractors. By cultivating relationships with leading local and national organizations, the Team strives to support the communities in which they live, work and build. Our team members inclusion in organizations such as the National Minority Supplier Development Council and the National Association of Women in Construction demonstrates the desire to see the individuals and organizations of our community succeed. The Development Team provides an approach to MWBE participation for our subcontractors and suppliers, which will be led by CORE Construction. We encourage, develop and provide feedback to new and current suppliers and subcontractors. Specific MWBE contractors are contacted via email or fax to generate interest in our projects. Their response is recorded and reviewed to determine appropriate levels of MWBE involvement. Public notices, personal contacts, solicitations and further contacts are then made to ensure MWBE certified businesses are provided with ample opportunities for participation.

For example, at the Encore through these combined outreach measure, the Development Team was able to achieve 56% minority participation. This is a notable achievement which was recognized by HUD.

It is our policy to maintain and ensure a working environment that is equal, unbiased, fair and productive for all project members. We will seek to utilize **local tradesmen and women** as applicable throughout the project. We will commit the necessary time and resources to achieve the goals of this contract. This program has assisted minority, female, disadvantaged, black and small business enterprises in realizing their aspirations of viability and growth by giving them the maximum practical opportunity to participate in the subcontracts and work orders we award.



SECTION F – References

Roxanne Amoroso / Mosaic Development

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Project References



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Rubin E. Padgett

Ben Wacksman

Jerome D. Ryans
President/CEO

February 3, 2014

RE: Letter of reference for Roxanne Amoroso

To Whom It May Concern:

As the Senior Vice President and Chief Operating Officer of the Tampa Housing Authority, I have worked within numerous public private partnership structures leading substantial, high profile real estate redevelopment efforts within the urban core.

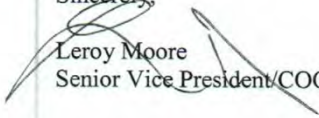
Of particular note is THA's downtown development called Encore Tampa. Encore Tampa is a 12 city block, 30-acre mixed-use revitalization project with an estimated built-out value of over \$400 million. Encore Tampa is a nationally recognized, mixed-use redevelopment effort that incorporates the area's rich history and uses Green development practices to create a sustainable community of choice.

Roxanne Amoroso, as Senior Vice President of Bank of America CDC, fulfilled the role of managing member for the Encore Master Development entity and, through one of the most challenging economic environments of our lifetime, helped navigate the development from inception to reality. Roxanne builds teams of professionals and partners, to help bring master development projects through entitlement, financing and legal structuring in highly political and public arenas. Her unique skills include identifying, building and implementing creative financial structures. Roxanne's determination, commitment and hands-on approach allows her to guide a project through the many unique and complex challenges that arise as part of the land development process. Her ability to react to the most challenging issues and orchestrate problem solving strategies was critical in making our vision of Encore a reality.

Roxanne approaches the development arena with an unwavering passion that is unparalleled and is fearless in taking the challenge of very substantial, highly complex land development ventures. It is without reservation that I would recommend her highly for leading any mixed-use or multi-family development project.

If I can be of further assistance, please do not hesitate to contact me at 813.341.9101 ext. 3690.

Sincerely,


Leroy Moore
Senior Vice President/COO

"Building a World-Class Community, One Family and One Neighborhood at a Time"



Madison Cay, Ltd.

615 Crescent Executive Ct., Suite 120
Lake Mary, FL 32746

February 18, 2009

CORE Construction
4227 Exchange Ave
Naples, FL 34104

To Whom It May Concern:

Recently CORE Construction completed Madison Cay, another successful apartment development located in Ft. Pierce. If anything, CORE has exceeded its and its affiliates fine performance on four prior apartment developments constructed for us. The expertise, teamwork and quality construction demonstrated on projects in Naples and Lutz, Florida, and Pflugerville, Texas, were important factors in selecting CORE Construction. In today's difficult financial climate, CORE once again proved that it could meet construction schedules, deliver cost competitive pricing while maintaining rigorous selection of qualified subcontractors and suppliers. The result was a high quality project delivered on time and under budget.

The experienced construction team that was assigned to Madison Cay exhibited superior professionalism throughout while dealing with an unusually difficult utility provider. We especially appreciate the efforts of David Sabo, the project manager, and Jeff Penn, the project superintendent, as well as the many CORE team members on-site and at the CORE offices who helped deliver Madison Cay. All have shown personal pride in their reputation and the quality of their work. Their close cooperation with our development team resulted in our high expectations being met.

Recently, a City Commissioner highly praised the final project while supporting the approval of our upcoming seniors facility in the City. It is this kind of accomplishment along with CORE's openness, honesty and competence that have made us completely comfortable with CORE as our general contractor. My team and I look forward to our next project together. I am confident that the qualities and results we have received are typical. I highly recommend CORE Construction to others.

Your truly

Madison Cay, Ltd.
By: ARD MC, LLC, its General Partner


Patrick E. Law, Manager

Cc: Dave Sabo
Gregory Law

615 Crescent Executive Ct., Suite 120, Lake Mary, FL 32746 • (407) 333-1440 • Fax (407) 333-1340



John Q Hammons
INDUSTRIES

July 16, 2010

Mr. Steve Roeschley
CORE Construction
Morton, IL 61550

Re: Marriott Hotel and Conference Center

Dear Mr. Roeschley,

We, at John Q. Hammons Hotels, would like to commend CORE Construction for a successful completion of the Marriott Hotel and Conference Center in Normal, IL. The quality of work was exceptional and we maintained a positive working relationship throughout the project.

Considering the many construction and design challenges, we appreciate the actions taken to adjust the schedule, and push the project to completion. The management and coordination of subcontractors was excellent. Of particular significance to us, the Marriott Life Safety Team complimented CORE on an excellent job of complying with codes and maintaining strict safety standards.

The full service Marriott Hotel, Conference Center, Parking Deck and Skywalk are all tremendous assets to Uptown Normal. This project exemplifies the quality and professionalism associated with the John Q. Hammons reputation. We would be pleased to work with CORE Construction on future projects and recommend them without hesitation.

Sincerely,

Steven E. Minton
Executive Vice President
Architecture and New Construction

300 John Q. Hammons Parkway • Suite 900 • Springfield, Missouri 65806
(417) 864-4300 • FAX (417) 873-3540



KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group



February 20, 2014

Mr. Tim Baker
Principal
Baker Barrios Architects, Inc.
189 S. Orange Avenue
Suite 1700
Orlando, FL 32801

Re: The Sage Townhomes – Winter Park, FL

Dear Tim:

Thank you and your entire team at Baker Barrios Architects who worked on The Sage project. As the first completed Certified Green multi-family project in Florida, the townhomes set the standard for excellence. I know that future residents will enjoy the remarkably-efficient spaces as much as I've enjoyed being a part of the project team. The 9 Aurora Awards (including 4 Grand Aurora's) and HBA award for best Green Multi-family project sit proudly in my office. I look forward to winning future awards with your firm in the future!

As with all projects we have worked on together, Baker Barrios Architects has been loyal, dedicated and accessible with enthusiastic team players throughout all phases of the project. My experience with Baker Barrios Architects has been extremely positive. I have always appreciated the fact that your firm understands the importance of meeting schedules and working to budgets. I am proud of the finished townhomes because I feel like the project was a collaborative effort, and that the design was completed to meet our expectations, and that Baker Barrios helped sought out our input and kept ego in check. That is part of what makes your firm so great to work with, and why we will continue to work together.

Tim, your Project Manager and design team deserve praise for their professionalism and extra degree of service. Your firm went above and beyond and it shows in the finished product. I look forward to working with you again in the future.

With much thanks,

Sincerely,

Ian McCook

Cc: Carlos Barrios
Mike Houseman

Nvision Development Management Services, LLC
PO Box 2151, Winter Park, FL 32790
407.872.1900

Declaration of Interest



V. DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Qualifications are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Mosaic Development, LLC
Name of Firm, Individual or Corporation

[Signature]
Principal
Signature
(Title)

[Signature]
Principal
Signature
(Title)

[Signature]
Partner
Signature
(Title)

[Signature]
Partner
Signature
(Title)

Drug-Free Workplace Form



DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Mosaic Development, LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.


Proposer's Signature

3/03/2014
Date

City of Fort Pierce Proposers Checklist



CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Qualifications cover page (page 1) completed, signed and attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Include proof of proper licensing as stated in qualification documents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Qualifications envelope is marked accordingly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is Drug-Free Workplace form signed and enclosed (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is Declaration of Interest form signed and enclosed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are eleven (11) complete qualifications packages included (one original and ten copies) ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is each Addendum (when issued) signed and included?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLEASE SIGN AND RETURN WITH QUALIFICATION

Rochanne Amorew

Addendum Acknowledgement



February 11, 2014



CITY OF FORT PIERCE

KING PLANT PROERTY REDEVELOPMENT

RFQ NO. 2014-010

ADDENDUM NO. 1

The purpose of this addendum is to provide a map of the proposed development area and a copy Community Redevelopment Plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Roxanne Amoroso
Manual

Signature: Roxanne Amoroso
Typed or Printed

Company Name: Mosaic Development, LLC

Address: 216 Mirror Lake Drive N.
St. Petersburg, FL 33701

Date: 3/04/2014

/gc

Attachments: Map of Proposed Development Area (.pdf document)
Community Redevelopment Plan (186 pages .pdf document)

Surety Letter and Insurance





Lynn Cracraft

Account Executive
Travelers Bond
940 West Port Plaza
Suite 450
Maryland Heights, MO 63146
(314) 579-8313
(866) 467-5499 (fax)

Ms. Gelencia Carter
CITY OF FORT PIERCE
100 North U.S. #1
Fort Pierce, FL 34950

Re: CORE Construction Services of Florida, LLC

Dear Ms. Carter:

CORE Construction has advised Travelers Casualty and Surety Company of America, as their surety, of their desire to perform construction services for the City of Fort Pierce. We have enjoyed a relationship with this contractor for more than 35 years and in that time we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE Construction and they are certainly qualified to perform projects such as yours, as they have bonding capacity of over \$700 million. CORE Construction has always met their contractual obligations and we feel there is not a higher quality firm you could work with.

Should CORE Construction be awarded a contract on one of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

In addition, Travelers is licensed to do business in all states and we have an A.M. Best Co. rating of A+ with a financial size category of XV.

Sincerely,

Travelers Casualty and Surety Company of America

Lynn Cracraft
Account Executive



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/28/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acentria, Inc - Destin Office 4634 Gulfstarr Drive Destin, FL 32541	CONTACT NAME: PHONE (A/C, No, Ext): (850) 650-1950		FAX (A/C, No): (850) 650-9288
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A : Chubb Custom Insurance Company			38989
INSURER B : Ironshore Specialty Insurance Co.			25445
INSURER C :			
INSURER D :			
INSURER E :			
INSURER F :			

INSURED
Incore Residential
3414 Forum Blvd, Suite 3
Fort Myers, FL 33905

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			7959098102	04/10/2013	04/10/2014	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							HIRED NONOWNED	\$ 1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (PER ACCIDENT)	\$
								\$
B	UMBRELLA LIAB			WKS0022200	04/10/2013	04/10/2014	EACH OCCURRENCE	\$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED		RETENTION \$				WC STATUTORY LIMITS	OTHER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						E.L. EACH ACCIDENT	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / N	N / A				E.L. DISEASE - EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured: Mosaic Development, LLC

CERTIFICATE HOLDER

CANCELLATION

City of Ft. Pierce

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: BB&T - J. Rolfe Davis, PO Box 4927, Orlando, FL 32802-4927, 407 691-9600. CONTACT NAME: BB&T - J. Rolfe Davis, PHONE (A/C, No, Ext): 407 691-9600, FAX (A/C, No): 888-635-4183. INSURED: Baker Barrios Architects Inc, 189 S. Orange Avenue, Ste #1700, Orlando, FL 32801. INSURER(S) AFFORDING COVERAGE: INSURER A: Hartford Casualty Insurance Com (29424), INSURER B: Foremost Property and Casualty (24090), INSURER C: Sentinel Insurance Company (11000).

COVERAGES CERTIFICATE NUMBER: 1 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSR, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include: A GENERAL LIABILITY (21SBAUF6297), C AUTOMOBILE LIABILITY (21UECNE7433), A UMBRELLA LIAB (21SBAUF6297), B WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (WC0533373901).

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Additional Insured Status is granted with respect to General Liability if required by written contact per policy form SS00080405 Business Liability Coverage Form. General liability policy is primary and will be non-contributory if policy of Additional Insured applies on an excess basis per SS00080405 Business Liability Coverage Form. (See Attached Descriptions)

CERTIFICATE HOLDER: Proof of Insurance for Informational Purposes Only. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: [Signature]

DESCRIPTIONS (Continued from Page 1)

Additional Insured Status is granted with respect to Automobile Liability if required by written contact per policy form CA00011001 Business Auto Coverage Form.

Automobile liability policy is primary and will be non-contributory if policy of Additional Insured applies on an excess basis per policy form CA00011001 Business Auto coverage form

Additional Insured Status is granted with respect to Umbrella Liability if required by written contract per policy form SX80020405 Umbrella Liability Provisions



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/18/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kuykendall Gardner 1560 Orange Ave Ste 750 Winter Park FL 32789		CONTACT NAME: Charisse Bitner PHONE (A/C No. Ext): (407)894-5431 FAX (A/C, No): (407)629-6378 E-MAIL ADDRESS: certificate@kgbroker.com	
INSURED Baker Barrios Architects, Inc. 189 S. Orange Ave., Suite 1700 Orlando FL 32801		INSURER(S) AFFORDING COVERAGE INSURER A: Ironshore Specialty Insurance NAIC # 25445 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES CERTIFICATE NUMBER: 13-14 Master REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Retention-\$100,000			01211002	11/15/2013	11/15/2014	Each Wrongful Act 3,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER FOR INFORMATIONAL PURPOSES	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE J Kiser, CPCU, CIC/DS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/27/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LIC #36-3066541 Willis of Illinois, Inc. Willis Tower 233 South Wacker Drive, Suite 2000 Chicago, IL 60606	1-312-288-7700 CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: ARCH INS CO INSURER B: STARR IND & LIAB CO INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 11150 38318
INSURED CORE Construction Services of Florida, LLC 8027 Cooper Creek Blvd. Suite 110 University Park, FL 34201		

COVERAGES

CERTIFICATE NUMBER: 38603935

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	X	X	41PKG8896105	03/01/14	03/01/15	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X	X	41PKG8896105	03/01/14	03/01/15	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			1000020735	03/01/14	03/01/15	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	41WCI8896005	03/01/14	03/01/15	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

EVIDENCE OF INSURANCE

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CORE Construction Services of Florida, LLC

6320 Tower Lane

Sarasota, FL 34240

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas W. Felipini

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ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Services Southwest, Inc.		NAMED INSURED Cardno TBE	
POLICY NUMBER See Certificate Number: 570051237903			
CARRIER See Certificate Number: 570051237903	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	AUTOMOBILE LIABILITY						
B				CA 3582949 Auto	09/30/2013	09/30/2014	Collision Deductible \$1,000
	WORKERS COMPENSATION						
D		N/A		WC039901295 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC039901294 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC025842892 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
B		N/A		WC025842891 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	
D		N/A		WC012055045 SIR applies per policy terms & conditions	09/30/2013	09/30/2014	

Business Licensure






KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group



Business Licensure

CITY OF ST. PETERSBURG, FLORIDA LOCAL BUSINESS TAX RECEIPT		OPER: JNFORSY1 TYPE: CC DRAWER: 1 Date: 2/28/14 02 Receipt no: 442234 2014 51155 DL 10 NEW OCC LICENSE 1.00 \$65.00 Trans number: 15184053 AM AMERICAN EXP \$65.00 Trans date: 2/28/14 Time: 12:16:15
ACCOUNT NO. 86994	DATE February 28, 2014	2014 EXPIRES 9/30/2014
BUSINESS: MOSAIC DEVELOPMENT LLC 216 MIRROR LAKE DR N SAINT PETERSBURG FL 33701-3224		 www.sipets.org
14-00051155	DESCRIPTION OF OCCUPATION, PROFESSION, OR BUSINESS UNCLASSIFIED	65.00
MASTER AND MULTIFAMILY REAL ESTATE PLANNING AND DEVELOPMENT.		
		0.00
		0.00
		TOTAL 65.00
MAIL: MOSAIC DEVELOPMENT LLC PO BOX 60195 FORT MYERS FL 33906		
<p>Changes in business name, address, mailing name or address, as well as additions to the business activity, may require additional applications. Please contact this office before making changes or if the description on this receipt does not reflect your entire business activity. Additional activities may require additional taxes.</p> <p>Failure to renew before the expiration date may result in penalty fees being assessed.</p> <p>Display this receipt conspicuously at all times in the place of business. If there is no place of business, this receipt must be presented to any police officer or officer of the city upon their request.</p> <p>Many business taxes are transferable from one owner to another, or one location to another. To transfer this receipt, contact our office for information and price, and fill in the following.</p>		<p>This local business tax receipt does not allow the holder to violate any city law, ordinance or regulation. It is not an endorsement, approval or disapproval of the holder's skill or competence. This business tax receipt is not proof of the compliance or non-compliance of the holder with other laws, regulations or standards. In addition to obtaining this local business tax receipt, the holder shall be responsible for complying with all applicable laws, regulations and standards including but not limited to the City's Construction Services and Zoning Department requirements.</p>
I, _____ hereby assign all my rights, title and interest in local business tax receipt # _____ to _____ (name of new owner) _____ (signature of previous owner)		
Office hours = Monday through Friday, 8:00 a.m. to 5:00 p.m. Phone = 727-893-7241		



KING PLANT PROPERTY REDEVELOPMENT

rfq no. 2014-010 | march 5, 2014 | Mosaic Development Group





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER	
AA0002981	

The ARCHITECT CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2015

BAKER BARRIOS ARCHITECTS, INC.
189 SOUTH ORANGE AVE
SUITE 1700
ORLANDO FL 32801

State of Florida
Board of Professional Engineers

Attests that
TBE Group, Inc.
DBA/ CARDNO TBE
FBPE

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.
Expiration: 2/28/2015
Audit No: 228201503368

Certificate of Authorization
CA Lic. No:
3843

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6258716 **STATE OF FLORIDA**
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD **SEQ# L12080902028**

DATE	BATCH NUMBER	LICENSE NBR
08/09/2012	128034686	CGC1516489

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

WISEMAN, JOHN PAUL
CORE CONSTRUCTION SERVICES OF FLORIDA LLC
6320 TOWER LANE
SARASOTA FL 34240

RICK SCOTT GOVERNOR KEN LAWSON SECRETARY


DISPLAY AS REQUIRED BY LAW

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

LICENSE NUMBER	
LC0000285	

The LANDSCAPE ARCHITECT BUSINESS
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS.
Expiration date: NOV 30, 2015

TBE GROUP, INC.
CARDNO TBE
380 PARK PLACE BLVD, STE 300
CLEARWATER FL 33759

RICK SCOTT GOVERNOR ISSUED: 09/18/2013 SEQ # L1309180002126 KEN LAWSON SECRETARY
DISPLAY AS REQUIRED BY LAW

MBE Certification





MBE Certification



CITY OF ORLANDO

MINORITY BUSINESS ENTERPRISE OFFICE

CITY HALL • 400 SOUTH ORANGE AVENUE • ORLANDO, FLORIDA 32801-3302
PHONE 246-2623 • FAX 246-2878 • <http://www.cityoforlando.net>

March 30, 2012

Mr. Carlos Barrios
Baker Barrios Architects, Inc.
189 S Orange Ave, Ste 1700
Orlando, FL 32801

e-mail: cbarrios@bakerbarrios.com

SUBJECT: CITY OF ORLANDO MWBE CERTIFICATION AWARD LETTER

Dear Mr. Barrios

We are pleased to inform you that Baker Barrios Architects, Inc. has been re-certified as a MBE by the City of Orlando. This certification is valid until 3/31/2014. This Certification is specifically for the approved line(s) of business specified and does not automatically certify your company in any other commodity or service. Baker Barrios Architects, Inc. will be listed in the City of Orlando's MWBE Directory with the certified line(s) business listed on the following page. The directory can be accessed via the City's internet at link provided below.

<https://cityoforlando.mwdbec.com/frontend/vendorsearchpublic.asp>

As a condition of continued certification you must file a Re-certification Application not less than sixty (60) days prior to the date of expiration of the existing certification. Failure to file this application will result in the termination of your certification. However, if at any time the ownership, control, location and/or minority/women-owned business status of your firm changes, the City of Orlando MBE Official should be notified immediately of the changes.

Please be advised that all MWBE provisions of Chapter 57, Articles II & III of the Code of the City of Orlando must be maintained in order for your firm to retain its MWBE Certification status. Be advised that failure to maintain compliance with the above noted requirements will result in termination of certification.

Your firm's participation on City of Orlando contracts will be credited only toward MBE goals for the certified line(s) of business listed. While your participation on City of Orlando contracts is not limited to your certified line(s) of business, credit towards MBE goals will be given only for work done in the area(s) which your firm is certified for.

Thank you for your continued interest in the City of Orlando's program.

Sincerely,

Aida Gonzalez-Marquez

Aida Gonzalez-Marquez, Chairman
Certification Board



CITY OF ORLANDO

MINORITY BUSINESS ENTERPRISE OFFICE

CITY HALL • 400 SOUTH ORANGE AVENUE • ORLANDO, FLORIDA 32801-3302
PHONE 246-2623 • FAX 246-2878 • <http://www.cityoforlando.net>

MINORITY/WOMEN BUSINESS CERTIFICATION Certified Line(s) of Business

CERTIFICATION NUMBER: 20074200

EXPIRATION DATE: 3/31/2014 CERTIFICATION TYPE: MBE

COMPANY NAME: Baker Barrios Architects, Inc.
189 S Orange Ave, Ste 1700
Orlando, FL 32801

OWNER NAME: Carlos Barrios

CERTIFIED LINE(S) OF BUSINESS/SPECIALTY AREA(S):

Architecture, Interior Design, and Master Planning

Baker Barrios Architects, Inc. (MBE)
CERTIFICATION DATE: MARCH 28, 2012
EXPIRES: 3/31/2014
PAGE 2 OF 2



FLETCHER & FISCHER P.L.

March 4, 2014

Re: Fletcher & Fischer, P.L. Minority-Owned Business Enterprise Statement

To Whom It May Concern:

Leigh Kellett Fletcher and Tina M. Fischer have been working together for ten years with developers, lenders and government agencies structuring public/private partnerships, and obtaining entitlements and environmental permits to facilitate redevelopment of contaminated properties, blighted neighborhoods and distressed projects in the State of Florida. Ms. Fletcher and Ms. Fischer assist clients with due diligence, land acquisition, land use entitlement and development infrastructure financing. Ms. Fletcher is a certified LEED AP.

From May of 2012 through December of 2013, Ms. Fletcher was a partner in Kellerhals Ferguson Fletcher Kroblin, PLLC, a small business enterprise that was fifty-one percent (51%) owned, operated and managed by women. On January 1, 2014, Ms. Fletcher and Ms. Fischer formed Fletcher & Fischer, P.L., a Florida-based professional liability company, which is one hundred percent (100%) owned by women who are U.S. citizens, and is also controlled and operated by women. Fletcher & Fischer, P.L. is also a veteran-owned small business.

Thank you for your consideration. Please do not hesitate to contact us if further information is required.

Sincerely,

Tina M. Fischer

Fletcher & Fischer, P.L. • Attorneys at Law • www.fletcherfischer.com
501 East Kennedy Blvd. • Suite 802 • Tampa, Florida 33602 • PHONE (813) 898-2828 • FAX (813) 898-2878



MEMORANDUM
from the
PROCUREMENT DEPARTMENT

TO: Nick Mimms, Deputy City Manager

THROUGH: Tony Barnes, Director of Administrative Services

FROM: Georgia Montgomery, Purchasing Specialist

SUBJECT: RFQ No. 2014-010, King Plant Property Redevelopment

DATE: March 10, 2014



Attached is the tabulation sheet for the above referenced proposal and copies of all qualifications submitted. The file is available for review in the Procurement Department.

The invitation was sent to 867 vendors. Thirty-five (35) vendors requested specifications with two (2) responding and 0 "No Bid" (5% total response).

The next step in this process is to assign roles to the Evaluation Committee for ranking of the proposals. The following are the roles that need to be assigned:

1. Team Leader: Sets up team, coordinates strategies, sets timetables, assigns roles.
2. Project Manager: Person or representative from department involved in service.
3. Financial Analyst: Price and Cost Analyst to compare proposals and check financial data.
4. Technical Advisor(s): References, licensing, background checks, local preference, etc.
5. Committee Member: Evaluates the solicitation and will cast a vote

As the end user department for this proposal, you would assume or assign the role as Team Leader. A representative from Purchasing, will serve as the *Committee Liaison*, and should be present for the meetings, including the initial start-up meeting.

Please respond to the Procurement Department for recommendation of award.

Expiration date is May 5, 2014. Commission approval must be completed by this date.

/gm

* 9

Attachment

**CITY OF FORT PIERCE
TABULATION OF BIDS**

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

BID ON:	KING PLANT PROPERTY REDEVELOPMENT
RFQ NUMBER:	2014-010
DATE:	03/05/2014 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
2 of 35 = 5%
0 "No Bids"
Total 5%

KING PLANT PROPERTY REDEVELOPMENT
VENDORS
Mosaic Development St Petersburg, FL
The Galleria at Downtown Fort Pierce, FL (NON RESPONSIVE)

PLEASE NOTE: BOARD MEETINGS ARE HELD THE FIRST AND THIRD TUESDAY OF EVERY MONTH AND COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

[Return to Bid Results](#)

<u>Main Entrance</u>	<u>Bid Awards</u>	<u>Bids Pending</u>	<u>Search Bids</u>
<u>Plan Houses</u>	<u>Plan Holders</u>	<u>Vendor Forms</u>	<u>Contact Us</u>



king plant property redevelopment

request for proposal | may 23, 2014





May 22, 2014

Ms. Gelencia Carter
City of Fort Pierce Procurement Department
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

RE: Request for Proposal – King Plant Property Redevelopment (RFQ No: 2014-010)

Dear Ms. Carter:

Thank you for the opportunity to submit this proposal to the City of Ft. Pierce for our master development mixed use vision for the King Plant property. We have carefully crafted an executable development strategy and desire to embark on this transforming project. Our development team is comprised of Mosaic Development, Baker Barrios Architects, Cardno TBE, Core Construction, Incore Residential and Fletcher and Fischer P.L. We are enthusiastic about the opportunity to embark on a public/private initiative with the City of Ft. Pierce and believe we can add tremendous value to the downtown and embrace the historic and artistic elements of the community.

We have performed several in-depth studies, and visioning to be able to present a viable and frankly beautiful mix of architectural design which incorporates local art. We believe our approach is innovative and marketable. We have secured significant interest from financial partners, and have created a sound financial program. We have performed initial jobs studies, which indicate more than 1,100 jobs, will be created as a result of this proposed development.

We hope we have demonstrated our commitment to the City of Ft. Pierce and the community in this response, as well as our unique ability to complete this undertaking in a manner that is creative, respectful and evolutionary.

Our team is poised to plan and execute this master plan in harmony with the City. We have demonstrated our ability and successes in other areas throughout Florida to perform in this manner and think Ft. Pierce is ready to grow while embracing its existing community and amenities.

Sincerely - Thank you for your consideration and for this opportunity.

In the spirit of bold public/private partnership,

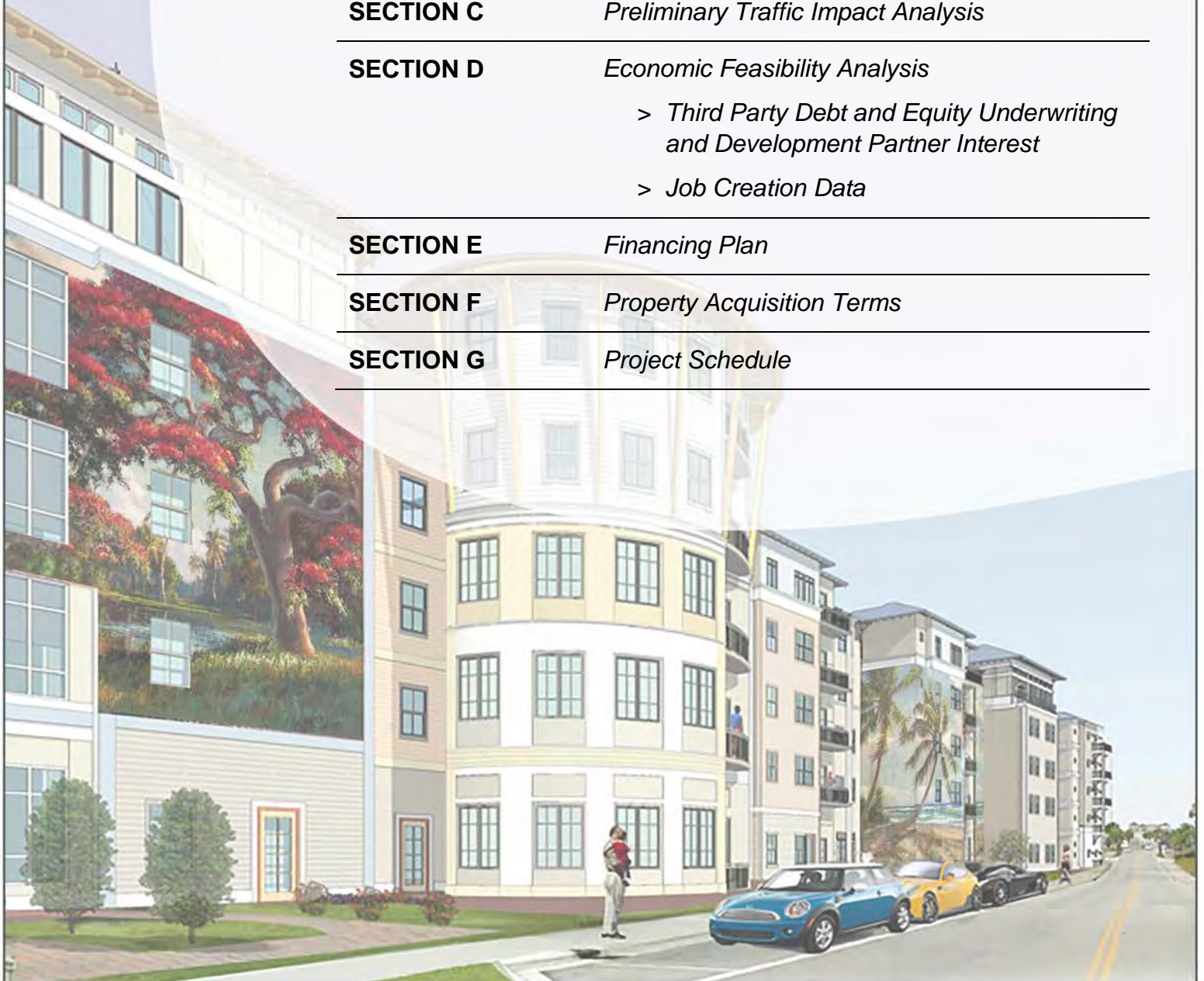
Roxanne Amoroso
Principal, Mosaic Development

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Letter of Interest

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SECTION B	<i>Project Achievement of the Community Redevelopment Plan</i>
SECTION C	<i>Preliminary Traffic Impact Analysis</i>
SECTION D	<i>Economic Feasibility Analysis</i> <ul style="list-style-type: none">> <i>Third Party Debt and Equity Underwriting and Development Partner Interest</i>> <i>Job Creation Data</i>
SECTION E	<i>Financing Plan</i>
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SECTION G	<i>Project Schedule</i>





SECTION A – Conceptual Preliminary Development Plan

As displayed by the conceptual architectural renderings included at the end of this section, the conceptual design program is one that is urban in form, consistent with densities and intensities typically found in a downtown urban core and incorporates into the building design and open spaces the City's rich history of art and culture. The building placement and architecture fully embraces the adjacent streets through ground floor uses on all sides, which will not only enhance the pedestrian experience in the immediate area but will attract people to the site from within the established downtown core, Edgartown, Moore's Creek Trail, Fisherman's Wharf and Veterans Memorial Park.

Architectural programming for the proposed development is currently designed to include 300 market rate apartment units, 15,000 square feet of ground floor neighborhood retail/commercial space, 15,000 square feet of amenity/common area supporting the residential units, 120 hotel units with 7,500 square feet of conference/event space, 55 townhouse units and a four-story, 636 space parking garage. Of the 636 parking spaces, 450 spaces will be devoted to the apartment use, 90 will be devoted to the hotel use and 96 parking spaces will be allocated for public use to support the City's marina and the general commercial uses in the ground floor of the apartment building.

The conceptual architectural design includes a building form that compliments the existing building stock within downtown Ft. Pierce. At five stories, the proposed apartment and hotel buildings offers a mass and scale that allows the desired development program to be realized, while the architectural detail and embellishments incorporated into the buildings and the ground floor usage of space on all street frontages offers a smaller-scale residential feel from the street and adjacent properties. The townhouse product proposed on the parcels west of Second Avenue North is envisioned to be art-loft in form and function and three stories in height, with rooftop patios and ground floor front doors fronting Second Avenue North.

The proposed development's architecture is inspired by the Florida Coastal style fused with modern sensibilities. The aim is to incorporate the character of traditional Florida communities with traditional passive sustainable systems. Advanced building techniques are proposed to improve energy efficiency, environmental health, and overall livability of the community by utilizing the materials, details and construction methods typically associated with the Florida Coastal style.

Hip and gable rooflines and building windows are interspersed to create a balanced architectural rhythm and fenestration and proportioned façade to articulate the Florida Coastal style. Preliminary elevations utilize stucco, clapboard, coquina, corner boards, and exposed rafter tails to create depth and texture. Balconies accent the architecture throughout, emphasizing a connection between the private apartments and the outdoor plazas, creating a welcoming and lively scheme.

The street elevations are accented by murals and large-scale art panels, intended to showcase local artist talent. The building color palette draws on airy earth-tones and coastal pastels creating a serene yet dynamic environment. A variety of retail shops are located along the Indian River Drive, all with inviting storefront displays, awnings, and other pedestrian level design elements incorporated to provide a sense of human scale for residents and shoppers. In addition, the outdoor spaces are defined with Florida-style landscape and are programmed to provide spaces to meet the anticipated needs of new residents while fulfilling the vision for the community.

The apartment community will be heavily amenitized to provide a lifestyle fashioned for the young corporate and empty-nester residents. With a Wi-Fi café, state-of-the-art fitness center, pool, spa, pool-side cabanas, outdoor kitchen and wine bar and paw park for the residents and their pets to enjoy. The apartments and its lushly landscaped courtyards will be the place to relax and enjoy, while "seeing and being seen". It will become the place to be in Ft. Pierce.

The unit mix, amenity package and architectural design proposed as part of the conceptual development program directly targets the urbanites (without school-aged children) desire to live in walking distance to the social, cultural, economic and recreational opportunities available in downtown settings and contributes to a



community's livelihood on a year-round basis and after normal business hours. As a result of current market trends in downtown, the resident profile is expected to be a higher-wage earner with available disposable income and one that appreciates a waterfront experience. The expectation is that this resident desires access to the city marina, restaurant and entertainment options, higher-wage employment opportunities and spends a significant amount of time outside of his/her unit actively and passively socializing and recreating.

To create a true urban experience, the development team proposes to activate the ground floor of each building's street frontage. This includes front doors to residential units along North Second Street (apartments and townhouses) and the private alley to the south, active hotel space along A.E. Backus Avenue and commercial space and residential amenity space along Indian River Drive. The main apartment building and hotel will take full advantage of the view corridors of the Indian River, while the townhouses are designed to offer a true urban lifestyle experience, with roof top views of the downtown and Indian River. While the primary view corridor towards the Indian River will be a focal point, all building facades and view corridors will be appropriately addressed and each building façade will include consistent architectural treatment.

To ensure a successful development, the City needs to lead the efforts to minimize the impacts of the existing utility infrastructure by screening the wastewater pump station at the corner of Indian River Drive and A.E. Backus Avenue and the electrical transfer station at the corner of A.E. Backus Avenue and Second Avenue North. The screening of these two utility features is paramount to the success of any redevelopment project that would occur on this site. An expanded screen wall or fence and landscaping adjacent to the southern and eastern side of the electrical station should be erected to properly screen that facility from the proposed townhouse and hotel uses. At the pump station, it is imperative that the City install a scrubber system for air deodorization and erect a building shell that mimics the architectural design of the proposed development to make this utility feature blend into the project.

Sustainable design techniques currently being considered for inclusion in the conceptual development program includes the use of permeable pavers to promote groundwater recharge, LED lighting, water and energy conservation fixtures and native, drought tolerant landscaping species. As formal design plans develop and site characteristics are determined, additional creative and sustainable design solutions will be considered.

The redevelopment is poised to stand as a showcase of success now and for generations to come by virtue of its effective public private partnership, incorporation of smart growth and sustainable design practices, collaborative planning approach and catalyst for local redevelopment opportunities. This proposal should be seen as the gateway to the downtown and the nexus between the numerous existing public amenities, commercial establishments and employment opportunities.

DEVELOPMENT PROGRAM

Parking required
 Residential 300 units at 1.5/unit = 450
 Hotel 120 keys/ .75 per key = 90 cars
 Retail. Because of the Mixed use nature
 no additional parking for 15 k sf
Total required = 540 cars

Parking shown at 4 levels = 640 cars

LEGEND:

- ① Retail - 15,000 SF
- ② Residential Amenity - 15,000 SF
- ③ Recreation Area
- ④ Pool Deck
- ⑤ Park
- ⑥ Garage 160 cars per level

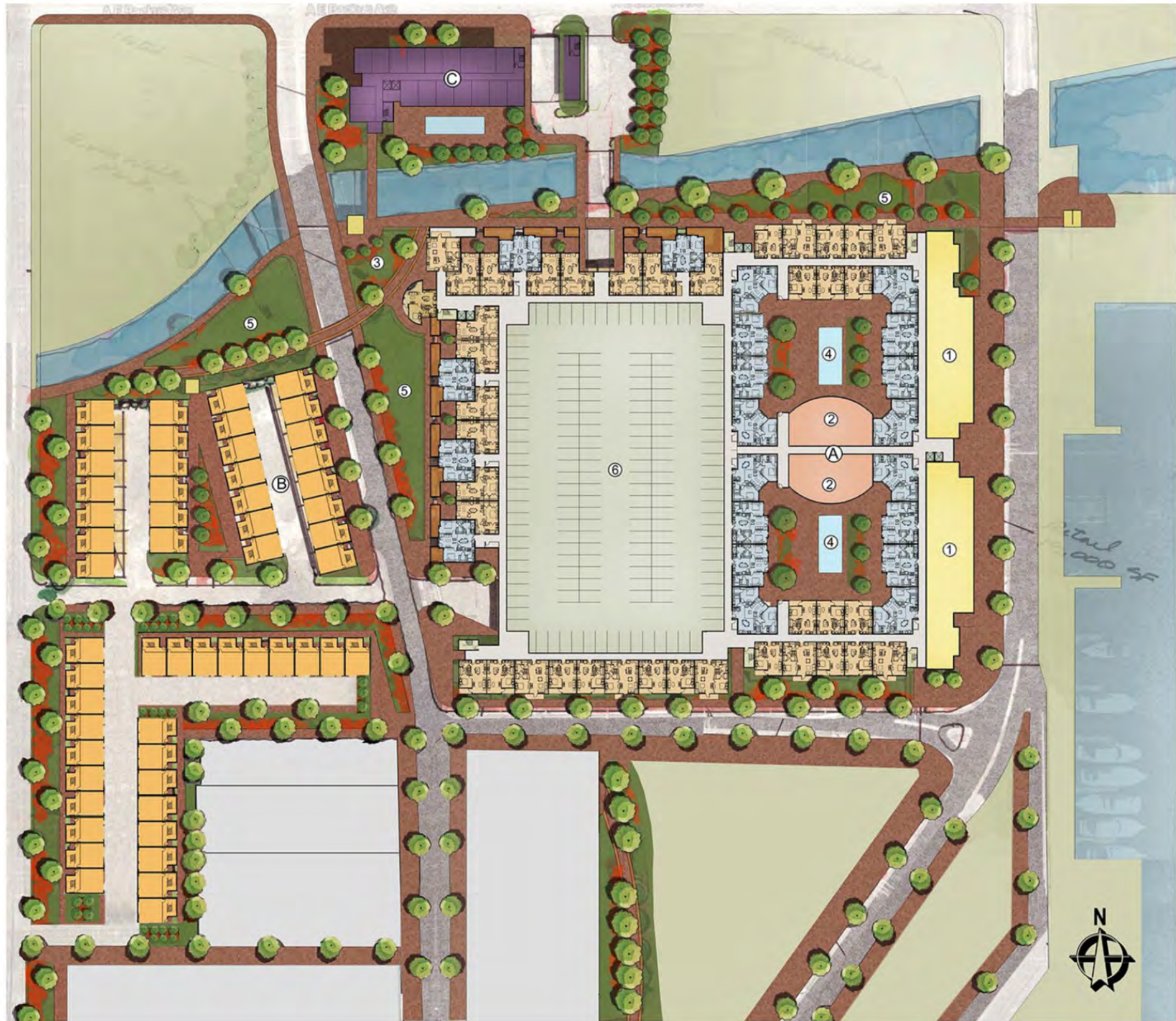
RESIDENTIAL

Ⓐ Residential Building - 5 Story
 30% studios 90 units
 50% 1 bed 150 units
 20% 2 bed 60 units
 Total 300 units 250,875 net sqft

Ⓑ Residential Townhouses - 3 Story
 level 1-3
 2 bed = 1 X 55 55 units
 Total 55 units

HOTEL

Ⓒ Hotel - 4 Story
 level 1 Hotel Amenity
 keys = 8 units
 level 2-3
 keys = 4 x 28 112 units
 Total 120 units





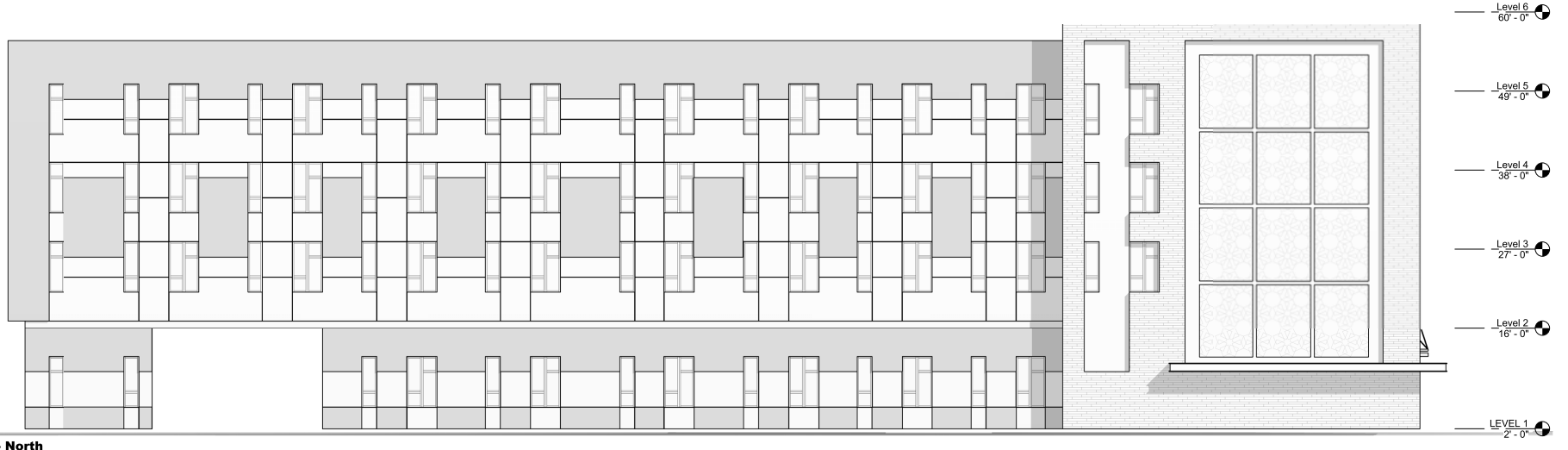
Building Elevations



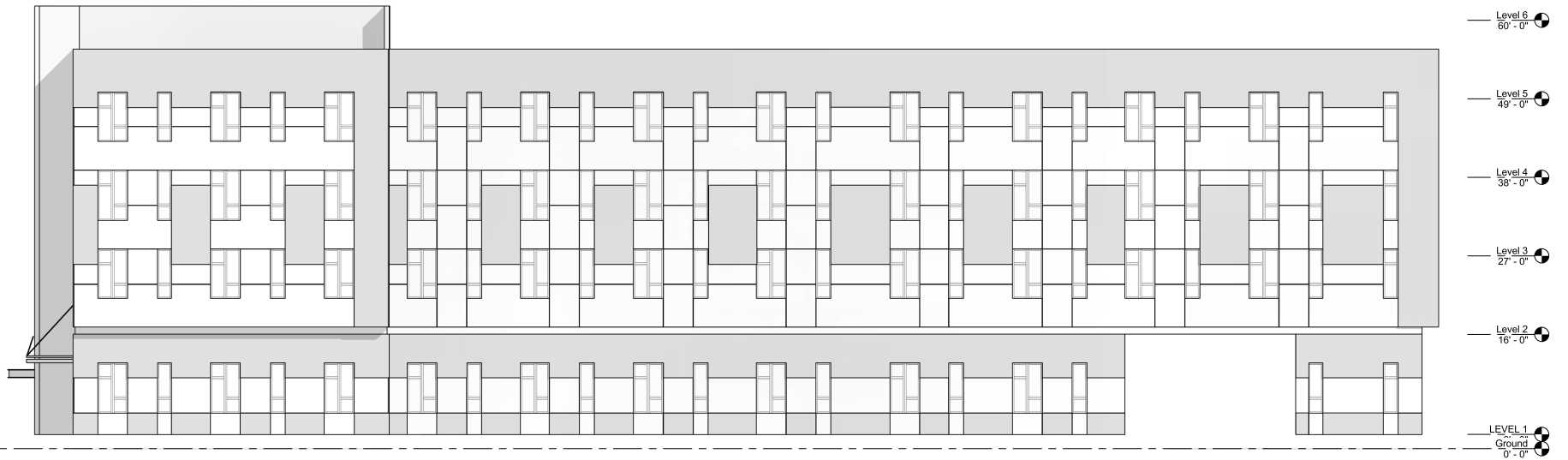


-
- > 300 Multi-family Apartments
 - > 15,000 Square Feet of Retail Space
 - > 636 Space Parking Garage
-

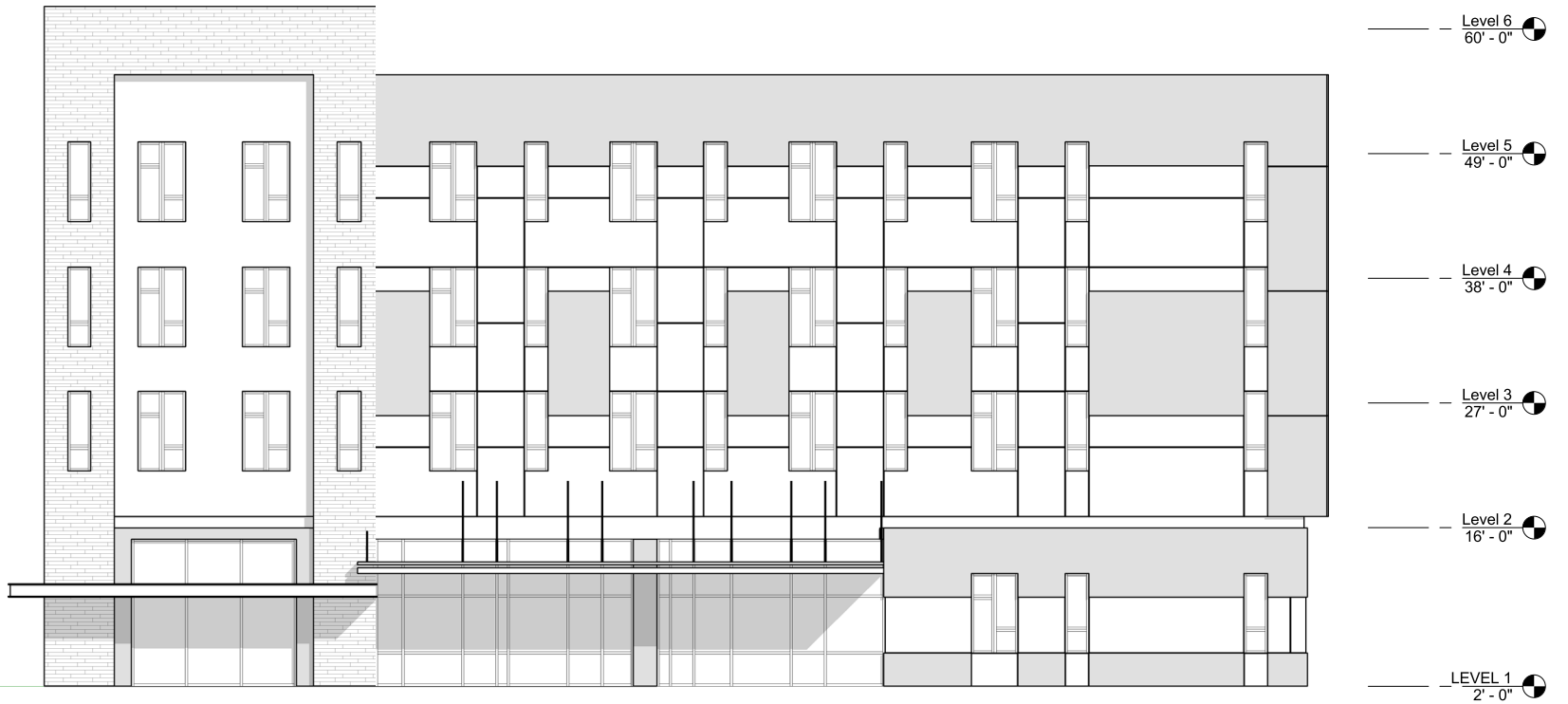




Hotel - North



Hotel - South



Hotel- West



Apartments - East



Apartments - North



Apartments - South



Apartments - West



Town Homes - East



Town Homes - West



Building Renderings













SECTION B – Project Achievement of the Community Redevelopment Plan

The H.D. King Power Plant Redevelopment site boasts a tremendous opportunity for a public/private partnership that will not only enhance the community's existing amenities, but function as a catalyst for future development opportunities. The redevelopment proposed by the Mosaic Development Team will further the vision and goals that the City of Fort Pierce has established for its downtown by offering a mixed use concept that is based on the community's established architectural styles, is sensitive to the existing character of Edgartown and offers a mixed use master concept comprised of neighborhood retail uses, a boutique hotel and rental and for-sale housing that connects this vital property to the City's amenities in Downtown.

The Team's preliminary development program is rooted in the findings, recommendations, and policies established in the City of Fort Pierce Community Redevelopment Plan (CRP). Specifically, the program will respond to existing conditions, address identified needs and opportunities and further advance the City's redevelopment strategy.

Existing District

The downtown area is identified in the Community Redevelopment Plan (CRP) as Sub-Area 1. Downtown Fort Pierce is the cultural center for the community with a comfortable blend of civic, commercial, employment, residential, and recreational uses. Downtown is a walking district, reinforced with several signature streets, pedestrian-scaled structures, and locally-valued destinations.

Downtown has a publically-accessible waterfront, with a seawall that is lined with sidewalks and multiple public plazas. The marina provides direct deep water access to the Atlantic Ocean for an array of boats and watercraft, an amenity the Development Team intends to aggressively market. Moore's Creek traverses the northern parts of the core downtown area and will be established as a public amenity within the project. Enhancements to the banks of Moore's Creek within the redevelopment area are proposed to establish this natural feature as a second waterfront within downtown.

North 2nd Street is an established shopping corridor and transitions into a residential character further north. North Indian River Drive is another primary commercial street and evolves into a waterfront drive to the north. Both streets have designated on-street parking, red-brick paver sidewalks, decorative lighting, and street trees. A.E. Backus Avenue awaits similar streetscape features.

The H.D. King Power Plant Property is a vacant grouping of parcels that is the keystone to bridging the commercial core with the residential neighborhoods to the north. The properties provide opportunity to further activate the Fort Pierce waterfront along North Indian River Drive and extend the cultural activity along North 2nd Street further north. While the development opportunity offered by the H.D. King Power Plant site should be utilized as a major attractor of permanent residents and short term visitors, it must be done in a manner that is sensitive to the mass and scale of the Edgartown neighborhood and the pedestrian environment of the area by using a building form and architectural design that embraces all street frontages, as well as skilfully placed courtyards and open space to ensure visual relief and interest.

Needs and Opportunities

The Community Redevelopment Plan articulates identified community needs for the downtown district, as well as specifically for the redevelopment of the H.D. King Power Plant property. The Development Team's proposed program for the redevelopment on the H.D. King Power Plant Property will fulfill numerous stated objectives and address various community needs. The following are the applicable needs identified in the CRP and how the proposed development will fulfill them.

- ✓ Provide additional residential by offering both rental and for-sale product



- ✓ Increase the potential for new development by infusing private investment into the downtown core that will support other development ventures
- ✓ Redesign streets to be pedestrian-friendly by providing walkable and bikeable corridors
- ✓ Create additional nighttime activity by activating the area with commerce and housing
- ✓ Develop civic spaces by enhancing the connection to the A.E. Backus Museum and the waterfront
- ✓ Promote recreational activities through the connection of Moore's Creek to the waterfront
- ✓ Increased economic stimulation through private investment created by the public-private partnership
- ✓ Attract new businesses through the addition of a hotel, retail and high quality living opportunities
- ✓ Support high quality building design through incorporation of Florida Vernacular and artistic elements into the proposed architecture
- ✓ Provide adequate lighting that meets current safety standards for nighttime activity
- ✓ Removal of blighting influences will be achieved by offering a mixed-use development program that includes a mixed use development in concert with the surrounding area
- ✓ Improve safety perceptions through proper site light and appropriately designed building spaces that encourage an active environment

Redevelopment Strategy

The CRP's Redevelopment Program includes multiple strategies to achieve quality redevelopment that will respond to the existing positive attributes of the community *and* fulfill identified community needs. One of these strategies is a focused goal to attract private investment in *Mixed-Use Commercial and Residential Infill Development*. The preliminary development program proposed as part of the Development Team's proposal will implement the following objectives found in the CRP's Redevelopment Program Groups:

- ✓ Encourage both affordable and market rate housing by offering for sale and rental market rate housing options
- ✓ Create public open spaces through by extending the Moore's Creek Trail through the project area
- ✓ Encouragement of the construction of parking, both public and private, to meet the current and future demand by offering parking spaces for public use within the proposed development projects parking garage
- ✓ Increase employment and business opportunities in the area by offering jobs as part of the proposed retail, hotel and apartment uses
- ✓ Improve street appearance by beautification through upgrading streetscaping along the project perimeters
- ✓ Provide economic stimulation and private investment through the public-private partnership between the City and Development Team
- ✓ Assemble a site large enough for a small, medium and large-scale projects are each achieved through the land assembled to support the hotel, townhouse and apartment uses
- ✓ Improve marketability and demand of the retail in each of the sub-areas is accomplished by infusing permanent and short-term residents to the immediate area
- ✓ Provide additional neighborhood shopping opportunities and services for area residents is achieved by the neighborhood retail component located in the ground floor of the apartment building
- ✓ Increased nighttime activity in the commercial areas is an unintended positive benefit of mixed use developments
- ✓ Physical and economic revitalization of the downtown will occur through the infusion of a hotel, permanent residents and parking to support the public marina
- ✓ Enhance the pedestrian nature of downtown streets is fulfilled through the inclusion of streetscaping and public walkways along the perimeter of the development parcels
- ✓ Assist in promoting downtown as a destination is accomplished by the hotel and rental marketing efforts that focus on the amenities available in Ft. Pierce



KING PLANT PROPERTY REDEVELOPMENT

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- ✓ Strengthen the relationship between parking areas and destinations for downtown workers and visitors by offering public parking within the parking garage wrapped inside the apartment building
- ✓ Enhance the physical appearance of the CRA District is achieved through high quality building design
- ✓ Eliminate and prevent the spread of slum and blighted conditions occurs as a result of the removal of the power plant site and incorporation of new building stock
- ✓ Create incentive for spin-off investment will result from the private capital being invested in the Development Team's proposed mixed use project
- ✓ Enlarge public open space for residents of Fort Pierce will be achieved by expanding the Moore's Creek Trail to Indian River Drive through the redevelopment site
- ✓ Provide more public access to the water and provide improved public facilities for the residents are both achieved by providing public parking spaces within the proposed parking garage to support the marina and Veterans Park
- ✓ Provide facilities to stimulate the tourist industry is directly met through the inclusion of a boutique hotel with conference space

The City has taken the initiative to allow for the implementation of their goals and strategies by assembling the parcels associated with H.D. King Power Plant Redevelopment and then soliciting Requests for Qualifications from private entities for a master development that fulfills their objectives. As described, the Development Team will help advance these strategies and goals by bringing private capital to implement a development program that will help activate the downtown, eliminate blight, create jobs, promote the water front amenities and stimulate the local economy. The Development Team has created a development program that is consistent with the community outreach and adopted goals from the Community Redevelopment Plan.





SECTION C – Preliminary Traffic Impact Analysis

The overall project is oriented in a manner that does not offer vehicular access from Indian River Drive, but rather offers vehicular access only from Second Avenue North for the parking garage serving the apartments, public amenities and hotel, while direct access to the hotel for check in purposes only will be located off of A.E. Backus Avenue. The townhouses will have access from Second Street North. The Development Team's and City's desire to establish a strong connection to the public realm that encourages pedestrian activity dictates a practical building location along the perimeter of the project site, which not only creates the desired urban form along the adjacent public streets and park, but also screens from public view the 636 parking spaces. Additional short-term, on-street parking spaces serving the ground floor retail along Indian River Drive is also contemplated as part of this development.

A traffic assessment was performed for the proposed mixed-use redevelopment project assuming construction 300 mid-rise apartment units, 55 townhome units, 120 hotel rooms and 15,000 square foot of retail. A summary of the analysis is provided below. The summary includes a trip generation analysis and a review of the existing volumes along the roadways within the vicinity of the project.

A trip generation analysis was prepared for the proposed project using the trip generation rates and/or equations from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The proposed development includes LUC 223, Mid-Rise Apartment, 232 High-Rise Townhouse, LUC 310 Hotel and LUC 820 Commercial Shopping. The rates were used to determine the expected daily, AM peak hour and PM peak hour trips for the proposed land uses and sizes. Based upon the trip generation analysis, at full build out the proposed redevelopment project is estimated to generate 4,569 daily trips. The trip generation is summarized in Table 1 below.

Table 1: Trip Generation										
LUC	Land Use Type	Size	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit
Proposed Uses:										
223	Mid-Rise Apartment	300	du	1995	113	35	78	135	78	57
232	High-Rise Townhouse	55	du	431	45	9	36	34	21	13
310	Hotel	120	Occ rooms	1070	81	47	34	84	41	43
820	Commercial Shopping	15,000	sf	640	14	9	5	56	27	29
Proposed Trips:				4136	253	100	153	309	167	142
Existing Uses (CREDITS):										
110	General Heavy Industrial	195,000	sf	293	99	88	11	133	16	117
Net-New Trips:				3843	154	12	142	176	151	25

An investigation of available traffic volume information was performed for the roadways within the vicinity of the project to determine existing roadway level of service (LOS) conditions. The St. Lucie Transportation Planning Organization (TPO) collects traffic count data and summarizes the data on their Traffic Counts and Level of Service Report. The latest information from the report is for Fall 2012. Based upon the Level of Service Report



for Fall 2012, the roadways within the vicinity of the project were operating at LOS D or better in 2012. According to the City of Ft. Pierce Comprehensive Plan, Transportation Element, the adopted LOS standard for the roadways within the vicinity of the project is LOS D for the peak hour. The roadways at LOS D include Indian River Drive north of the project site (from Avenue D to Seaway Drive) and US 1 (from Orange Avenue to Avenue D), west of the project site. The v/c ratio for the segments on US 1 are 0.933, so those segments are near capacity. Further analysis would be required to determine if US 1 would be included in the study area and if the roadway would meet LOS standard with the addition of the project. Indian River Drive (from Avenue D to Seaway Drive) had a v/c ratio of 0.551 so it is at approximately 55% of the roadway's capacity level. There was no count volume data available for A.E. Backus Avenue located north of the project. A summary of the available count data below.

Table A-2
Traffic Counts and Level of Service Report Fall 2012

Roadway Name	From	To	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
					Volume	LOS	V/C	Volume	LOS	V/C
2nd Street	Citrus Avenue	Orange Avenue	2,400	460	161	B	0.35	161	B	0.35
2nd Street	Orange Avenue	Avenue A	1,800	460	108	B	0.235	106	B	0.23
Avenue A	7th St	US 1	1,552	750	178	C	0.237	178	C	0.237
Avenue A	US 1	Indian River Drive	1,855	630	124	B	0.197	115	B	0.183
Indian River Drive	Orange Avenue	Avenue A	4,866	790	284	B	0.359	277	B	0.351
Indian River Drive	Avenue D	Seaway Drive	6,005	750	351	B	0.468	413	D	0.551
Orange Avenue	US 1	2nd St	2,924	590	186	B	0.315	182	B	0.308
US 1	Orange Avenue	Avenue A	27,620	1,500	1399	D	0.933	1,363	D	0.909
US 1	Avenue A	Avenue C	27,620	1,500	1399	D	0.933	1,363	D	0.909
US 1	Avenue C	Avenue D	27,620	1,500	1399	D	0.933	1,363	D	0.909

Source: St. Lucie Transportation Planning Organization

The roadways in the immediate vicinity of the project area are typical of an urban street network that encourages reduced vehicular speeds through narrow travel lanes and sidewalks along the road. As the roadway cross sections in the vicinity of the proposed development feature right-of-way widths typical to an urban environment, it is the intent of the proposed development to maintain existing right-of-way widths for the surrounding road network and therefore no off-site roadway improvements have been considered as part of the development proforma. Finally, appropriately sized pedestrian sidewalks and streetscaping consistent with the downtown is contemplated to be installed as part of the development project along each project-side adjacent street frontage.



SECTION D – Economic Feasibility Analysis

Land Acquisition Methodology

The land referenced as Parcel 1, FPRA 4.27 ac, Parcel 2, FPRA.73 ac, and Parcel 3 FPRA .53 ac will be acquired by the master development entity. The Master Developer will create separate legal entities to facilitate the development of the apartments, hotel and townhomes. The master developer will participate in a partnership in the vertical development of the apartment, garage and town homes and will create design standards to ensure the quality of architecture and cohesive development standards. Finally, the master developer will attract an appropriate hotel developer for the 120 key hotel development and conference space.

The land will be acquired when the property is clear of environmental contamination, has achieved a No Further Action Letter, and is delivered in a buildable condition at a pad-ready elevation and clear of substantial previous building structures or debris that would inhibit the proposed development, which we anticipate to be in the Summer of 2015.

Land Pricing

The purchase price of the land being offered to the city has been adversely affected by the cost of the county impact fees that must be paid. The city impact fees are waived as a result of the Enterprise Zone designation.

Ft Pierce - HD King Redevelopment Site County Impact Fees

USE	UNIT	TRAFFIC	SCHOOLS	PARKS	LIBRARY	PUBLIC BUILDINGS	FIRE/EMS	LAW ENFORCEMENT	TOTAL
APARTMENT (UNIT)	300	\$ 542,100	\$ 934,500	\$ 410,400	\$ 41,700	\$ 90,300	\$ 33,900	\$ 43,200	\$ 2,096,100
TOWNHOME (UNIT)	55	\$ 99,385	\$ 171,325	\$ 75,240	\$ 7,645	\$ 16,555	\$ 6,215	\$ 7,920	\$ 384,285
RETAIL (SF)	15000	\$ 75,930	\$ -	\$ -	\$ -	\$ 6,570	\$ 7,755	\$ 4,575	\$ 94,830
HOTEL (KEYS)	120	\$ 451,320	\$ -	\$ 122,880	\$ -	\$ 27,000	\$ 31,200	\$ 16,560	\$ 648,960
TOTAL		\$ 1,168,735	\$ 1,105,825	\$ 608,520	\$ 49,345	\$ 140,425	\$ 79,070	\$ 72,255	\$ 3,224,175

Developer anticipates an overall reduction in apartment impact fees as a result of the former use of the site as a Power Plant in the amount of \$200,403 which is reflected in the overall apartment development model

2013 TRAFFIC IMPACT FEE RATES (PER UNIT)

	RESIDENTIAL	RETAIL	HOTEL
TRAFFIC	\$ 1,807	\$ 5,062	\$ 3,761
SCHOOLS	\$ 3,115	\$ -	\$ -
PARKS	\$ 1,368	\$ -	\$ 1,024
LIBRARY	\$ 139	\$ -	\$ -
PUBLIC BUILDING	\$ 301	\$ 438	\$ 225
FIRE/EMS	\$ 113	\$ 517	\$ 260
LAW ENFORCEMENT	\$ 144	\$ 305	\$ 138

The Master Developer Role

The development team has taken a master development role to be able to facilitate a mixed use plan that brings to the downtown a quality mix of uses with a focus on rental housing and lodging. Retail is embedded into the base of the apartments along Indian River Drive to facilitate commerce. The townhomes will complement the development and blend into the existing fabricate of the art community. Not only will this activate the streetscape but it will make the apartments more feasible by the qualification of the EB5 Federal program discussed in the Financing Plan.

We have increased the parking unit count in the garage to accommodate both the hotel and an additional 93 to be used to accommodate marina users and retail visitors. The additional garage space will generate an income



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for the apartments which will also bear the cost of the garage maintenance. The apartment proforma supports this scenario.

We have determined that the apartments, garage and townhomes are financially feasible and have completed initial underwriting with third party lenders to evidence feasibility. We have completed preliminary underwriting with third party investors as well. We have engaged a demand study that we believe will support the development of the hotel and the engagement of the EB5 investor will also be attractive to a hotel development entity. Our building the garage to accommodate the hotel users will also take the financial burden of parking out of the hotel proforma.

We have provided documentation from lenders, investors and partners specifically supporting the financial feasibility of the proposed project.

- > Meridian Capital Construction Financing Letter
- > Forge Capital Partners, see EB5 discussion
- > Eastern Mortgage Company Preliminary HUD 221d4 underwriting
- > Prospect Real Estate Group Letter
- > Fortune Capital Partners Letter

It is important to understand that due to the length of time before the development can occur, only soft funding commitments can be achieved at this point. Based on the level of interest and financial vetting done to date, we are confident that this development can occur in the manner we have outlined and proposed.



Third Party Debt and Equity Underwriting and Development Partner Interest





April 29, 2014

Roxanne Amoroso
Incore Residential
216 Mirror Lake Drive North
St. Petersburg, FL 33701

**Re: Ft. Pierce Master Development
311 North Indian Drive,
Port St. Lucie, FL 34952**

Dear Ms. Amoroso:

We have reviewed all the information you have supplied us with. Based on the underwriting criteria from similar construction financing, Meridian Capital Group anticipates providing you with a \$42.8MM construction loan for the above-captioned project.

This letter is not a commitment to lend, either expressed or implied, and does not impose any obligation on Meridian Capital Group to issue a commitment or to make the loan. The issuance of a commitment to make the loan is subject to a full and complete underwriting, diligence, documentation and credit committee approval by our lender.

I look forward to working with you and pledge to provide you the most competitive deal in the market along with the best service possible.

Thank you for the opportunity to review this transaction.

If you have any questions, please feel free to contact me.

Very truly yours,

Sam Walkin

Sam Walkin
Senior Loan Officer



May 20, 2014

Forge Capital Partners, LLC ("Forge") is a Tampa-based diversified commercial real estate investment management company. Since 2000, Forge and its principals have successfully sponsored and managed three closed-end private equity funds focused on direct real estate investment, real estate development and redevelopment, and real estate collateralized-debt acquisitions from financial institutions. To date, Forge has invested over \$400 million across its real estate platform.

Forge's latest fund is Forge Real Estate Partners III, which recently had a final closing and will invest approximately \$250 million over the next four years in real estate projects in the Southeast. To date, no projects have been committed to in conflict with the proposed project. In the past five years, Forge has sourced debt financing for commercial real estate projects totaling \$500 million.

Forge is involved in the Prospect Lake Apartments project in Clearwater, which also involves several members of this project team. Forge is the lead investment partner using the EB-5 Program, an equity vehicle targeted to Enterprise designated areas. We have completed an initial review of the contemplated proforma for the apartments and retail component which also includes the garage. As a result of the Enterprise Zone designation and specifically the apartments, with retail and hotel, the project should qualify for the EB-5 Program.

Forge has reviewed the design plans and has discussed the financial strategy proposed by Mosaic Development/Incore and its partners. The financial plan includes the \$37,911,104 loan cost and \$13,000,000 in equity for the apartment and garage development. While our formal commitment is subject to further underwriting, and completion of environmental remediation of the land, we feel this project team has a financially viable opportunity and look forward to the possibility of investing in this proposed development and stand ready to partner with this team.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Collins", is written over a light blue horizontal line.

Peter Collins
Managing Principal

Eastern Mortgage Capital

Ft. Pierce Development
HUD 221(d)4
Ft. Pierce, FL

5/20/2014

Preliminary

MORTGAGE AMOUNT	\$ 42,340,900
Interest Rate	4.10%
Term	40

Maximum Insurable Mortgage (Lowest of the Following Criteria)

1. DEBT SERVICE LOAN	46,062,899
2. STATUTORY LIMIT LOAN	54,605,904
3. 83.3% LOAN-TO-COST LOAN	42,340,993

MAXIMUM INSURABLE MORTGAGE	42,340,900
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CASH REQUIREMENT

Total Replacement Cost (Before Land/Existing Building)	48,829,523
Existing Debt-Land Acquisition	2,000,000
Working Capital (4% of Mortgage, may be LOC, 1/2 returned at completion, 1/2 within 12 months of completion)	1,693,636
Est. Operating Deficit (May be LOC - Greater of 6 Months DS, 3.0% mortgage, market analyst calc OR developer est.)	1,270,227
Marketing	620,000
Other (Developer Fee, Developer Overhead - not financeable)	1,042,888
TOTAL USES	55,456,274
Mortgage	42,340,900
BSPRA	-
Other	-
Net Cash Required at Closing	13,115,374
Working Capital Expected Return	1,693,636
Operating Deficit Expected Return (Dev. Est \$0 of need)	1,270,227
Net Expected Equity In/(Out)	10,151,511

Ft. Pierce Development
HUD 221(d)4
Ft. Pierce, FL

INCOME

5/20/2014

Unit Type	SF	Units	Mo. Rent	Originator	P/U	Developer pro- Forma	P/U
Studio	700	90	\$ 1,100	\$ 1,188,000		\$ 1,188,000	
1 Bedroom/1 Bathroom	800	75	\$ 1,250	\$ 1,125,000		\$ 1,125,000	
1 Bedroom/1 Bathroom	875	75	\$ 1,325	\$ 1,192,500		\$ 1,192,500	
2 Bedroom/2 Bathroom	975	30	\$ 1,450	\$ 522,000		\$ 522,000	
2 Bedroom/2 Bathroom	1,100	30	\$ 1,550	\$ 558,000		\$ 558,000	
Total		300		\$ 4,585,500	\$ 15,285	\$ 4,585,500	\$ 15,285
Retail Income	#####	1	\$ 12,500	\$ 150,000		\$ 150,000	
Premium Rental Income				\$ 72,000		\$ 72,000	
Other Income				\$ 236,775		\$ 236,775	
Garage Income				\$ 603,710		\$ 603,710	
Marina Income				-		\$ 90,240	
Total Other Income				912,485		\$ 1,002,725	
Total Estimated Project Gross Income				5,647,985		5,738,225	
Residential Vacancy			7%	(395,359)		7%	(401,676)
Retail Vacancy			20%	(30,000)		<i>included</i>	
Total Effective Gross Income				\$ 5,252,626	\$ 17,509	\$ 5,336,549	\$ 17,788
EXPENSES							
Salaries & Payroll				\$ 361,200	\$ 1,204	\$ 361,200	\$ 1,204
General & Administrative				\$ 45,150	\$ 151	\$ 45,150	\$ 151
Management Fee				\$ 183,842	\$ 613	\$ 186,779	\$ 623
Management Fee %			3.5%			3.5%	
Marketing & Advertising				\$ 45,150	\$ 151	\$ 45,150	\$ 151
Utilities (Common Areas)				\$ 67,725	\$ 226	\$ 67,725	\$ 226
Grounds & Landscaping				\$ 60,200	\$ 201	\$ 60,200	\$ 201
Parking Lot Maintenance				\$ 153,600	\$ 512	\$ 153,600	\$ 512
Reconditioning				\$ 60,200	\$ 201	\$ 60,200	\$ 201
Repairs & Maintenance				\$ 75,250	\$ 251	\$ 75,250	\$ 251
Real Estate Taxes				\$ 632,100	\$ 2,107	\$ 632,100	\$ 2,107
Insurance				\$ 158,025	\$ 527	\$ 158,025	\$ 527
Sub Total				1,842,442	\$ 6,141	\$ 1,845,379	\$ 6,151
Replacement Reserves - <i>HUD Calc</i>				\$ 236,018	\$ 500	\$ 75,250	\$ 251
Total Project Expenses -				2,078,460	6,641	1,920,629	\$ 6,402
Net Operating Income				3,174,166	10,867	3,415,920	\$ 11,386
OPEX RATIO				40%		36%	
AMOUNT BASED ON DEBT SERVICE RATIO							
Term						40 Years	
						480 Months	
Mortgage Interest Rate						4.100%	
MIP						0.65%	
Net Income			83.3%			3,174,166	
1. ESTIMATED DEBT SERVICE LOAN						46,062,899	

Ft. Pierce Development
 HUD 221(d)4
 Ft. Pierce, FL

5/20/2014

STATUTORY LIMITS

High Cost Modifier - FL
 Elevator?

270%
 Yes

Unit Description

Units

Stat Limit

Studio	90	126,849	11,416,383
1BR	150	145,417	21,812,490
2BR	60	176,823	10,609,380
3BR	0	228,749	-
	300		\$ 43,838,253
Residential Cost Not Attributable		15.00%	6,575,738
Commercial Cost Not Attributable		5.00%	2,191,913
Est. Land Value			2,000,000

2. ESTIMATED STATUTORY LIMIT LOAN

54,605,904

AMOUNT BASED ON REPLACEMENT COST

Land Improvements

Land Improvements		included
Other		included
TOTAL LAND IMPROVEMENTS		included

Structures

Construction Costs		39,336,348
Ancillary Buildings		included
TOTAL STRUCTURES		39,336,348

Soft Costs

General Requirements		included
Builder's General Overhead - <i>NOTE HUD LIMITS TO 2%</i>		included
GC Profit		included
Architect's Design Fee		1,180,090
Architect's Supervisory Fee		included
Bond Premium		included
Other Fees		included
Soft Cost Contingency		included
TOTAL FEES		6,067,647

TOTAL FOR ALL IMPROVEMENTS		45,403,995
Estimated Construction Period	24 Months	

Carrying Charges and Financing

Interest	26 Mos. @	4.100%	
on 1/2 mortgage amount of			1,880,642
Taxes during construction			196,682
Insurance during construction			60,000
Other Fees (<i>Third Party Reports</i>)		Est.	40,000
HUD Exam Fee		0.30%	127,023
HUD Inspection Fee		0.50%	211,705
Title & Recording		Est.	25,000
Lender Legal		Est.	25,000
Borrower Legal		Est.	27,500
Cost Certification			27,500
HUD Mortgage Insurance Premium		0.90%	381,068
Finance Fee		0.50%	211,705
GNMA Placement Fee		0.50%	211,705

DB WAGE IMPACT

TOTAL DEVELOPMENT COST		48,829,523
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Est. Market Value of entitled land/building if rehab		2,000,000
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TOTAL REPLACEMENT COST		50,829,523
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3. ESTIMATED REPLACEMENT COST LOAN (83.3%)		42,340,993
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May 19, 2014

Ms. Roxanne Amoroso
Mosaic Development/Incore Residential
216 Mirror Lake Drive N.
St. Petersburg, Florida 33701

RE: Letter of Interest for Ft. Pierce Master Redevelopment Project (“Project”)

Dear Ms. Amoroso,

On behalf of Prospect Real Estate Group (“Prospect”), I am pleased to confirm our strong interest in finalizing a mutually beneficial joint-venture with respect to development of the above-referenced Project and this exciting opportunity to work with Mosaic Development/Incore Residential and with the City of Ft. Pierce.

The successful realization of the Project will require a joint venture partner with broad development experience and financial capabilities. Prospect is perfectly suited for this role, having directed or participated in over \$1.5 Billion in real estate development and the acquisition and/or development of over 5,000 multifamily units in Florida in recent years. In addition, we have successfully embarked on the Prospect Park development in Clearwater together with your organization. Prospect Park is an exciting \$36 Million redevelopment featuring a market-rate apartment community as well as retail/commercial space.

I am proud to say that Prospect and its principals are financially very stable and have not had any foreclosures or bank defaults, even during the last downtown. Subject to satisfaction of applicable underwriting criteria, we have the resources to provide all of the equity and debt financing necessary to successfully complete the Project.

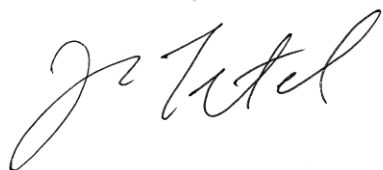
We have completed our preliminary review of the Project and understand that it will be a mixed-use development in what we see as an excellent location in Ft. Pierce. The plans include approximately 300 apartment units and related amenities, 15,000 square feet of retail, a 120-key hotel with conference space, 55 townhomes, and a shared parking garage. We have reviewed the proforma financial plan, architectural plans and other key items, and believe that we understand the superb vision for the property’s redevelopment.

We understand that the Project site is currently subject to environmental remediation and that development cannot be commenced until the process is completed, which is expected to be sometime next year.

This letter is intended to constitute a non-binding expression of our interest in the Project and shall not constitute a legal obligation of any kind on the part of Prospect or any of its affiliates unless and until definitive documents have been fully negotiated, executed and delivered.

We look forward to the opportunity to work with you again and contribute to the success of this excellent opportunity.

Best Regards,

A handwritten signature in black ink, appearing to read "Frank Tetel". The signature is written in a cursive, flowing style with a large initial "F" and "T".

Frank Tetel, EVP
Prospect Real Estate Group, LLC



May 15, 2014

Ms. Roxanne Amoroso & Mr. Max Rosenblum
Mosaic Development/Incore Residential
216 Mirror Lake Drive, N.
St. Petersburg, FL 33701

**Ft. Pierce Redevelopment
Mosaic/Incore Planned Urban Renewal Project**

Dear Ms. Amoroso & Mr. Rosenblum,

We have completed our preliminary review of the Ft. Pierce Master Redevelopment. The master redevelopment contemplates 300 units of market rate apartments, a 640 unit garage, 55 three story town homes and a 120 room hotel.

We enjoyed meeting with your team in Ft. Pierce to get a sense of the opportunity as it is unique in nature, has the ability to address the needs hotel and conference, rental housing and for sale product. We have reviewed the proforma draft, the engineering plan and the architectural elevations. We are very interested in partnering on this redevelopment with your team. Our investment would be subject to further underwriting and market research which will occur over the next 12 months during which we understand the environmental remediation will occur. Our specific interest would be in partnering in the development of the apartments.

FORTUNE CAPITAL PARTNERS, Inc. (FCP) is a multifaceted, full service real estate company headquartered in Coral Gables, Florida. At its inception in 1998, the company's operational focus was, and continues to be, on residential multifamily and condominium conversions. Over the past 15 years, FCP has acquired, leased, managed and converted over 9,000 units in South and Central Florida aggregating \$1.6 billion in sales revenue. Commencing in 2001 FCP began investing its excess capital with highly qualified developers and operators in commercial, value-add and ground-up developments. Today, FCP's investment real estate portfolio is comprised of office, hotel, retail and land held for development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Miguel Poyastro". The signature is fluid and cursive, with a large initial "M" and "P".

Miguel Poyastro

2600 Douglas Road, PH 1
Miami, Florida 33134
Phone: (305)225-7522 Fax: (305)225-7255



Job Creation Data



Ft Pierce Redevelopment

Job Creation Data

Phase 1 - Mixed Use Building - Apts Garages, Retail	
Onsite Jobs	280
Local Construction Services	153
Support Jobs	367
Total Jobs	800

Phase II - Brownstones	
Onsite Jobs	33
Local Construction Services	17
Support Jobs	43
Total Jobs	93

Phase III - Hotel	
Onsite Jobs	89
Local Construction Services	47
Support Jobs	114
Total Jobs	250

Onsite Jobs Total	402
Local Construction Services	217
Support Jobs	524
Grand Total Number of Jobs	1143

Onsite Jobs	Jobs are just that, construction labor on the site.
Local Construction Services	Businesses that support the construction industry. IE. Suppliers, manufactureres, delivery personnel, etc.
Support Jobs	These are induced, which is to say they support workers, owners and activity that exists onsite. IE. Restaurant workers, hotel staff, dry cleaners, retail, entertyainment, etc.



SECTION E – Financing Plan

Mosaic/Incore has been diligently working on the financing plan for the entire development.

The Apartments & Garage Proforma

Sources & Uses			
Uses	Total	Per Unit	Per SqFt
Land Purchase	\$ 2,000,000	\$ 6,645	\$ 7.52
Hard Costs	\$ 39,336,348	\$ 130,686	\$ 147.95
Soft Costs	\$ 6,067,647	\$ 20,158	\$ 22.82
Development Fee	\$ 1,042,888	\$ 3,465	\$ 3.92
Financing Costs	\$ 2,464,222	\$ 8,187	\$ 9.27
Total Uses	\$ 50,911,104	\$ 169,140	\$ 191.49

We have explored more than one debt and more than one equity option to finance the five story apartments and four-story garage.

Equity

In regards to equity, the proforma depicts a need for up to \$13,000,000 in an equity investment. The project also qualifies for an EB5 loan, which essentially acts like equity of up to \$12,000,000. The EB5 loan program is a federally initiated program tied to job creation. Our partnership will invest and raise the required equity to fund the project. See partner’s interest letters and capacity statements.

EB5 Program Overview

Congress created the fifth employment-based preference (EB-5) immigrant visa category in 1990 for qualified foreigners seeking to invest in a business that will benefit the U.S. economy and create or save at least 10 full-time jobs for U.S. workers. It is Section 203(b)(5) of the Immigration and Nationality Act. The basic amount required to invest is \$1 million, although that amount is reduced to \$500,000 if the investment is made in a rural or high unemployment area (i.e. "Targeted Employment Area (TEA)"). Of the 10,000 EB-5 green cards available each year, 3,000 are reserved for foreign nationals who invest through a Regional Center. USCIS estimates that approximately 90+% of EB-5 visas are based on Regional Center investments.

Debt

We have had preliminary underwriting from two, third party companies to size debt and see how the project fits into the debt parameters. The project qualifies for a HUD 221 d4 loan and it also qualifies for a traditional construction loan that converts to permanent debt. The loan for the apartments and the garage, as well as cold shell of retail, is between \$38 - \$42 million depending on the product being used, as the loan to value ratio changes based on debt instrument. We have included initial underwriting from Eastern Mortgage Capital for the HUD loan and a letter of initial underwriting from Meridian Capital for your reference.



Town Home Development

Sources & Uses

Uses	Total	Per Unit	Per SqFt
Hard Costs	\$ 9,900,000	\$ 180,000	\$ 100.00
Soft Costs	\$ 2,750,000	\$ 50,000	\$ 1,527.78
Development Fee	\$ 1,042,888	\$ 3,465	\$ 3.92
Financing Costs	\$ 750,000	\$ 2,492	\$ 2.82
Total Uses	\$14,442,888	\$ 262,598	\$ 54.32

The townhome development will be built in phases, using a line of credit and equity. The townhomes will be built after the completion of the apartment and the garage. The Developer and its partners have the capacity and wherewithal to complete this project. Sales pricing and volume of build out in phases will be market driven by demand. The three-story townhomes will be built with a roof top deck, and can be built out as live/work units or strictly residential. Pricing will start in the low \$300,000 range.

Hotel Development

The hotel will be built by other developers using the design guidelines written by our master development team. We will market to and attract the hotel developer for the master development. Our partners have hotel development experience and are owners and operators of hotels. Our development team will build the garage to provide parking for both the hotel and the apartments.

Based on the job creation criteria of the EB5 loan and the Enterprise Zone, the hotel also qualifies under the equity like loan program.

The hotel is designed to be 4 stories, 120 rooms with amenities and up to 7,500 square feet of conference space. The cost to build the hotel is estimated to be \$150 to \$160 per sq. ft. The hotel, with amenity and conference space is anticipated to be 86,871 sq. ft.





SECTION F – Property Acquisition Terms

Land Purchase Price

Our proposal contemplates the purchase of the parcels outlined in the RFQ, and known as the H.D. King Redevelopment site. Our proforma indicates that it can support a land purchase price of:

Purchase Price: \$2,000,000

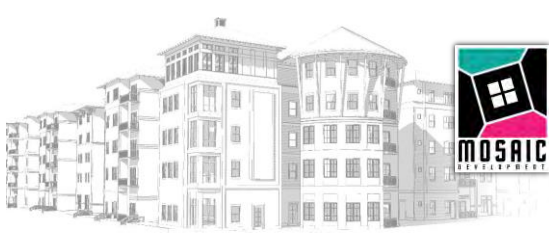
Impact Fees

Our proforma contemplates Developer paying all County assumed impact fees that would be associated with this development. The City impact fees are assumed to be waived as a result of the site's current Enterprise Zone designation. The impact fees to be paid have created a limitation on the developer in regards to the amount offered on the purchase of the land.

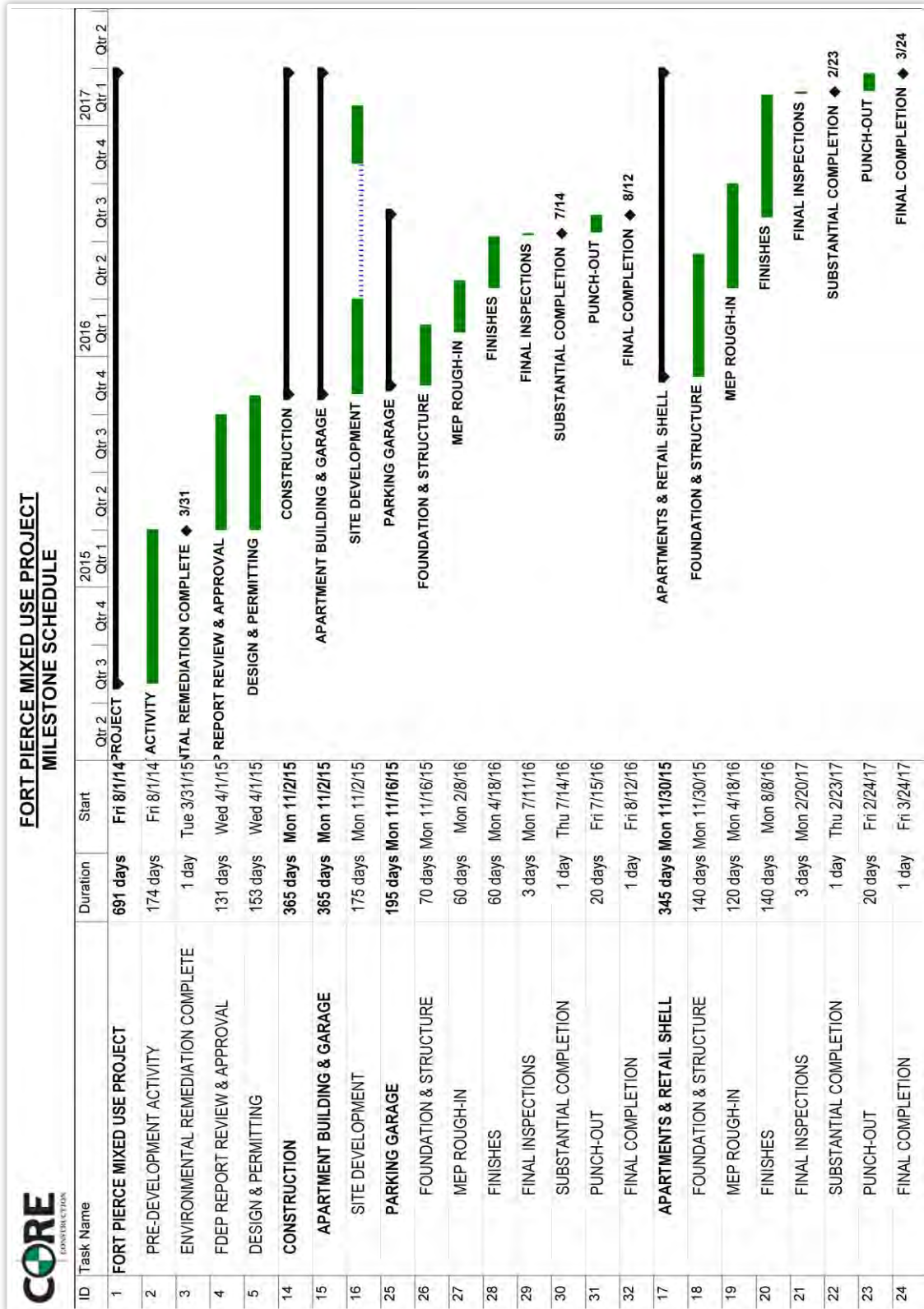
City Incentives Contemplated

Our proforma assumes that it will not be paying for the following, and requests City assistance to either fund, facilitate, or perform the following:

1. Assume responsibility for the cost of environmental remediation of parcels which have been included to the development to DEP satisfactory standards.
2. To bring the site to an elevation in-line with adjacent streets and in a pad-ready condition that is free of substantial previous building structures or debris that would inhibit the proposed development.
3. To ensure that the property has the appropriate zoning and future land use plan designations that would allow for the proposed development density, intensity and uses.
4. Create financial incentives to promote/support a healthy vibrant retail area specific to the 15,000 square feet of cold shell retail space to be built on Indian River Drive, as a part of the multifamily buildings with a focus on the build out requirements of the tenant.
5. Provide lease/option agreement for the use of up to 16 boat slips for the apartment residents to support the marketability of the apartments.
6. Screen the existing utility infrastructure, including a scrubber system for deodorization and a building shell to screen the wastewater pump station to the north/east and a wall and landscaping to screen the electrical transfer station to the west.
7. If required, upgrade the off-site public infrastructure to an acceptable Level of Service to support the proposed development. This shall include but not be limited to public roads, potable water, sanitary sewer, natural gas and electric.
8. If required, utility relocation to adjust public utility lines currently traversing the development site and servicing properties outside the development area.



SECTION G – Project Schedule





City Commission Regular Meeting

Agenda Item # 10. a.

Meeting Date: 07/21/2014

Re: Public Hearing - 2014-2015 CDBG Action Plan

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

SUBJECT:

2014-2015 Action Plan for Fiscal Year October 1, 2014-September 30, 2015 CDBG-Funded Activities. FIRST OF TWO PUBLIC HEARINGS.

SUMMARY:

This public hearing is in compliance with HUD Regulations which require opportunities for interaction among private citizens, various local, county and state agencies concerned with housing, social services and economic development.

RECOMMENDATION:

Allow time for public hearing and comments on the 2014-2015 CDBG Action Plan.

ALTERNATIVES:

Do not allow time for public hearing and comments.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administrator

COORDINATED WITH:

Nick Mimms, Deputy City Manager

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2014-2015
Account: CDBG
Amount: \$680,661.00

OTHER INFORMATION:

The Amount listed as 'Fiscal Impact' is the total of the City's 2014-2015 CDBG entitlement and program income which is \$510,702.00, an additional \$167,838.00 in previous year's CDBG funds that will be rolled over into this program year, and \$2,121.00 reallocated from a 2007 activity.

Attachments

- Survey Results
- Action Plan Overview



**2014-2015
CDBG Action Plan**

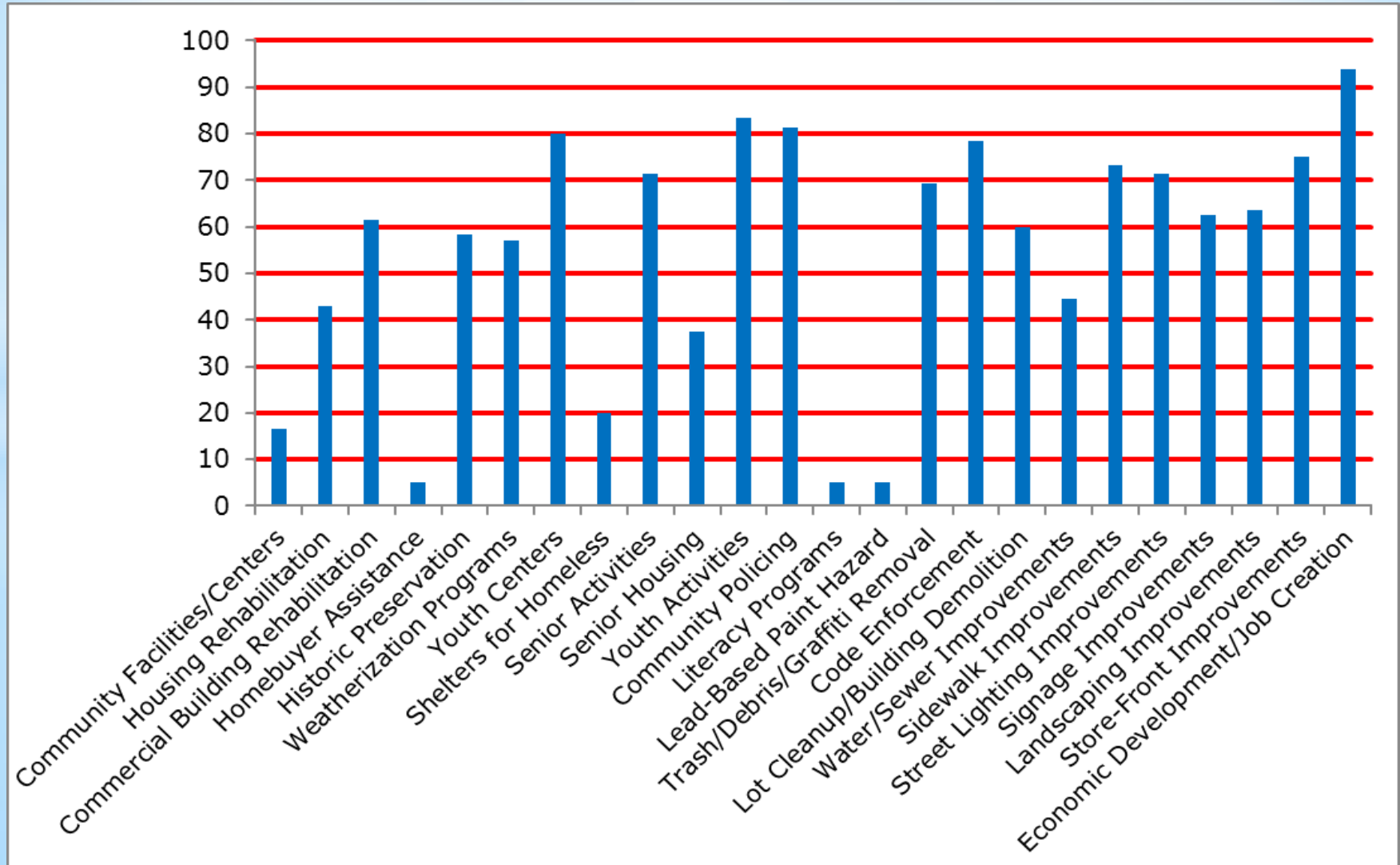
**Citizen and Public Service Organization
Community Needs Assessment Survey
Results**

2014-2015 CDBG Action Plan Community Needs Assessment Survey

- Surveys Available - May 5 through June 15, 2014
(City Website, City Hall and via Mail and Email by Request)
(Emailed to 23 local Public Service Agencies)
- Advertised in TC Palm and Hometown News
 - Citizen Responses 42
 - Public Service Agency Responses 9

Citizen Survey

Please rate the level of need for the following in your neighborhood:



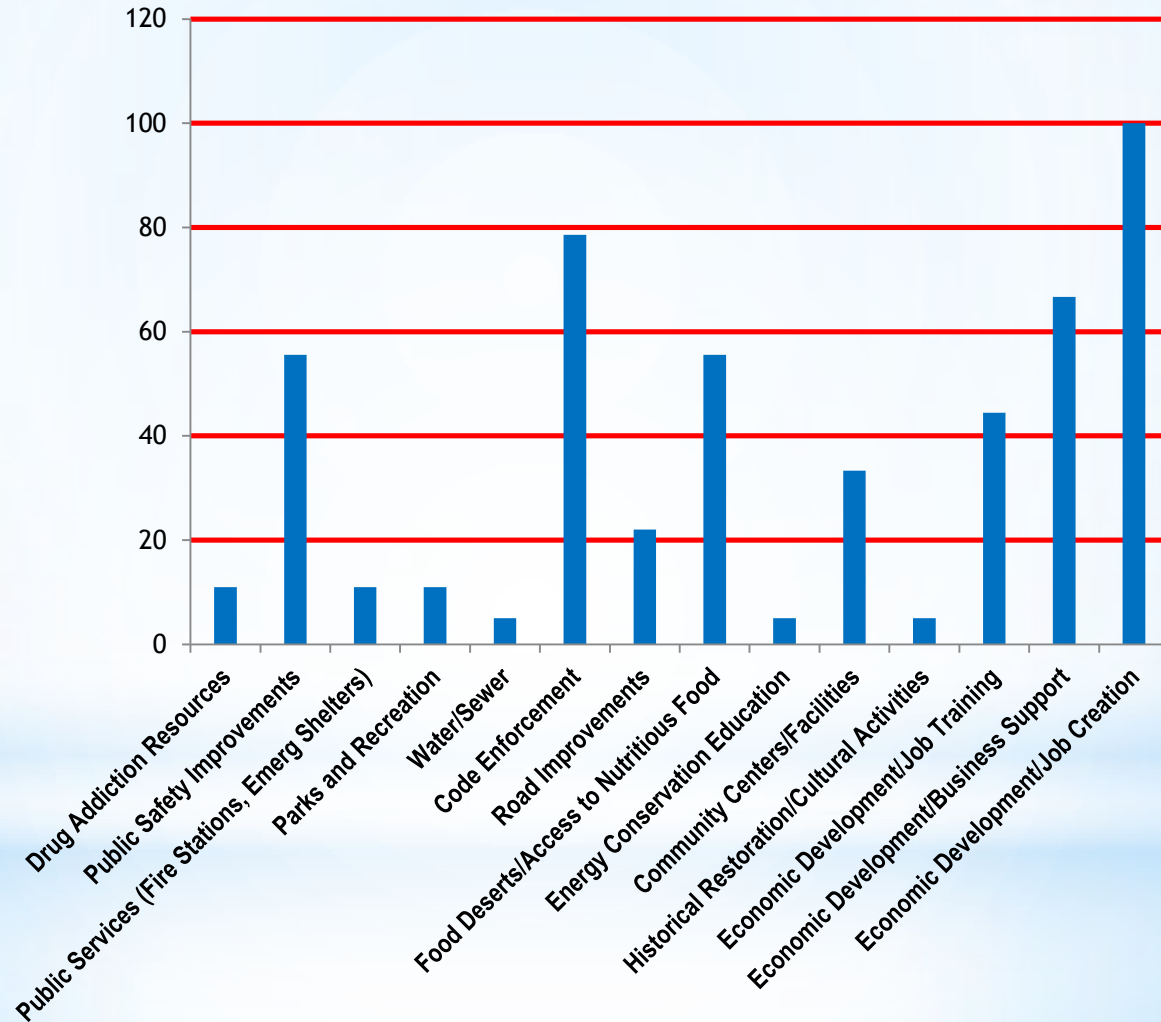
Citizen Comments:

How can the City improve services for you and/or your neighborhood? How would these improvements help you and/or make your neighborhood a more desirable place to live?

- Stop the crime and violence please.
- Stop the crime.
- Help the police. Stop the violence.
- Please don't let our store fronts continue to deteriorate. Code enforcement!
- Revitalize our neighborhoods.
- Repair our streets and sidewalks and add lighting and landscapes.
- Improve our streets, lighting and sidewalks so people can get around easier.
- Remove gangs and violence will stop.
- Help senior citizens.
- Stop crime.
- Get rid of gangs.
- Help address crime and gangs.
- Improve Public Safety.
- Crime Prevention, home improvements, and pedestrian access improvements,
- Get someone with new ideas to help stop the violence. We keep doing what we have always done so the results remain the same.
- Our neighborhood is doing great. The city needs to focus WEST of the railroad tracks. The city also needs to review and streamline its departments and wait times for permits and inspections.
- Create bulb-outs at intersections to slow traffic and make residents more comfortable parking on the street so they stop blocking sidewalks with their cars.
- Stay out of the way. Privatize most of the business the city runs which is a drag on us but a revenue source for the scum in city hall.

Supportive Service Organization Survey Responses:

What do you see as the prominent community development needs in Fort Pierce?



Public Service Organization Comments:

Use the space below to describe your ideas on ways we can work together to improve Fort Pierce.

Provide supported housing for homeless individuals and families, job training and employment for individuals with disabilities, care for persons with disabilities in order for the family to stay employed.

2014-2015 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

Community Development Block Grant Program – Oct. 1, 2014 – Sept. 30, 2015

Objectives, Projected Outcomes, Budget Overview:

1. **CODE ENFORCEMENT:** Provide salaries and fringe benefits for up to three (3) Code Enforcement officers to aid in the prevention of slum, blight and the promotion of safe, decent housing by inspecting properties to ensure at least minimum compliance with local codes. Total cost in PY2014-2015 CDBG funds - **\$100,000**
2. **COMMUNITY BASED DEVELOPMENT ORGANIZATIONS:** Allocate funds to the Lincoln Park and Fort Pierce Main Street Organizations to promote neighborhood and downtown revitalization, economic development, job creation, tourism and historic preservation. Total cost in PY2014-2015 CDBG funds - **\$100,000**
3. **MICRO BUSINESS / ECONOMIC DEVELOPMENT:** Provide a marketing/advertising and development campaign to increase the capacity and sustainability of micro-enterprises focused on tourism. Total cost in PY2014-2015 CDBG funds - **\$45,000**
4. **COMMERCIAL FACADE** – Allocate funds for matching grants to commercial property owners for façade improvements. Grants will be a 1:1 match, reimbursable, up to \$10,000. Applications will be scored by the Communitywide Council with final decision made by the City Commission. **\$52,162 (+ \$22,838-Rollover)**
5. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE:** Purchase paint, paint supplies and other materials needed for the World Changers organization to paint and repair homes of lower income citizens and therefore reduce the deteriorated housing stock in the City's older neighborhoods. **\$20,000 (Rollover)**
6. **INFRASTRUCTURE** – Allocate funds to improve/repair the infrastructure in lower-income neighborhoods, including, but not limited to: parkways, trees, traffic calming, parking, street and alley lighting, paving and improvements, sidewalks, curbs and gutters, signage, and landscaping. **\$100,000 (Rollover)**
7. **PUBLIC SERVICES:** Allocate funds via grants to nonprofit organizations that serve LMI citizens in the city. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. Total cost in PY2014-2015 CDBG funds - **\$75,000**
8. **PROMOTION OF LOCAL ART AND CULTURAL HERITAGE:** Allocate funds to recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the city. Funds may be used as "match" for state and federal grant opportunities and to maintain and/or create new art and cultural heritage projects. Total cost in PY2014-2015 CDBG funds - **\$15,000**
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11. **GRANT ADMINISTRATION:** Allocate funds to provide oversight, management, monitoring, fair housing compliance, and CDBG program coordination, budgeted at 20% of CDBG grant award. Total cost in PY2014-2015 CDBG funds - **\$100,540**

2014-2015 FUNDS: \$510,702 ROLLOVER FUNDS: \$167,838 RE-ALLOCATED FUNDS: \$2,121 = \$680,661

2014-2015 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

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~ DRAFT ~



CITY OF FORT PIERCE, FLORIDA
Honorable Linda Hudson, Mayor

2014-2015 ANNUAL ACTION PLAN
October 1, 2014 through September 30, 2015

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
U.S. Department of Housing and Urban Development

~ DRAFT ~

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2014-2015 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

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CITIZEN PARTICIPATION 91.200 and 91.220 (b)

Summary of the Citizen Participation Plan and Consultation Process

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

This Plan represents a coordinated attempt to achieve maximum involvement of the City Commission, community groups and organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low, low and moderate income residents.

The City strives to keep all interested parties informed about opportunities for involvement in each phase of the Consolidated Plan process, including providing opportunities to comment on all Consolidated Plan submissions to HUD, any substantial amendment of the Plan, and the annual performance report.

The intent of this Plan is to provide many opportunities for all citizens to participate in the planning and development of the City's Consolidated Plan that has the following objective:

The development of a viable community including decent, safe, and sanitary housing and a suitable living environment for persons of very low, low and moderate income, and stabilizing and expanding small businesses.

Participating Agencies, Groups and Organizations

Prior to the City adopting the 2014-2015 Annual Action Plan, the following actions were taken:

1. The Fort Pierce Community Needs Assessment Survey (CNAS) was made available to the public in two (2) formats and was distributed, collected and analyzed. The surveys were distributed utilizing the computer-based tool SurveyMonkey.com.
 - A. The first survey focused on individual citizens and was accessible from the City's Website, www.CityofFortPierce.com for four (4) weeks. A press release promoting the survey was published in a local daily newspaper. Hardcopies of the survey were available at the Fort Pierce City Hall or by mail, upon request.
 - B. The second survey was distributed via email to an extensive and comprehensive list of locally-based supportive service agencies and organizations for their input. Hardcopy citizen surveys were also available for supportive service organizations to distribute at their individual locations.

A total of 42 surveys were completed by citizens and supportive service agencies and organizations.

2. A presentation of the draft PY2014-2015 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meetings on May 14 and July 9, 2014. CWC comments and suggestions on the draft Plan were requested and are included in the Summary of Comments section, beginning on page 7 of this document.
3. Two public hearings were held during the development of the Plan during regularly scheduled meetings of the Fort Pierce City Commission. The first hearing was held on July 21 following a presentation of the Plan by City Staff. The second public hearing was held during a regularly-scheduled City Commission meeting on August 4.
4. Public comments received through the Community Needs Assessment Surveys and through the public hearings are posted beginning on page 7 of this document.
5. The City made available to citizens, public agencies, and other interested parties information that included the amount of assistance the City will receive (including grant funds and program income) and the range of activities to be undertaken, including the amount that will benefit persons of extremely low, very low and low income.
6. The Plan was made available for citizens, public agencies and other interested parties to examine through posting on the City's website and by reproducing copies and making them available at the Fort Pierce City Hall. A draft summary of the proposed Plan was also displayed on the City's local television station and in the Scripps' TC Palm newspaper. The summary also listed the dates and times for the two public hearings that were conducted at regularly-scheduled City Commission

meetings as well as staff contact information. Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request. Please see attached copy of Plan Summary that was published in the newspaper as a display advertisement.

The process used to develop Fort Pierce's Annual Action Plan complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state agencies concerned with housing and social services, non-profit housing providers, for profit housing providers and other members of the local institutions involved in the delivery of housing.

Community Needs Assessment Surveys were emailed to the following organizations that serve the Fort Pierce area:

- New Horizons of the Treasure Coast, Inc.
- Housing Authority of the City of Fort Pierce
- Main Street Fort Pierce
- Lincoln Park Main Street
- Treasure Coast Food Bank
- Treasure Coast Homeless Services Council
- Safespace, Inc.
- Council on Aging of St. Lucie, Inc.
- Mustard Seed Ministries
- Children's Services Council of St. Lucie County
- The ARC of St. Lucie County
- United Way of St. Lucie County
- Workforce Development Board of the Treasure Coast
- St. Lucie County Chamber of Commerce
- Lamplighter's Youth Group
- Harvest Food and Outreach Center
- Boys and Girls Club of St. Lucie County
- Children's Home Society
- Empowering Special Treasures
- Fort Pierce Police Athletic League (PAL)
- Jack's Food Pantry
- Mounty Bethel Human Services Corporation
- Future Generations of St. Lucie County

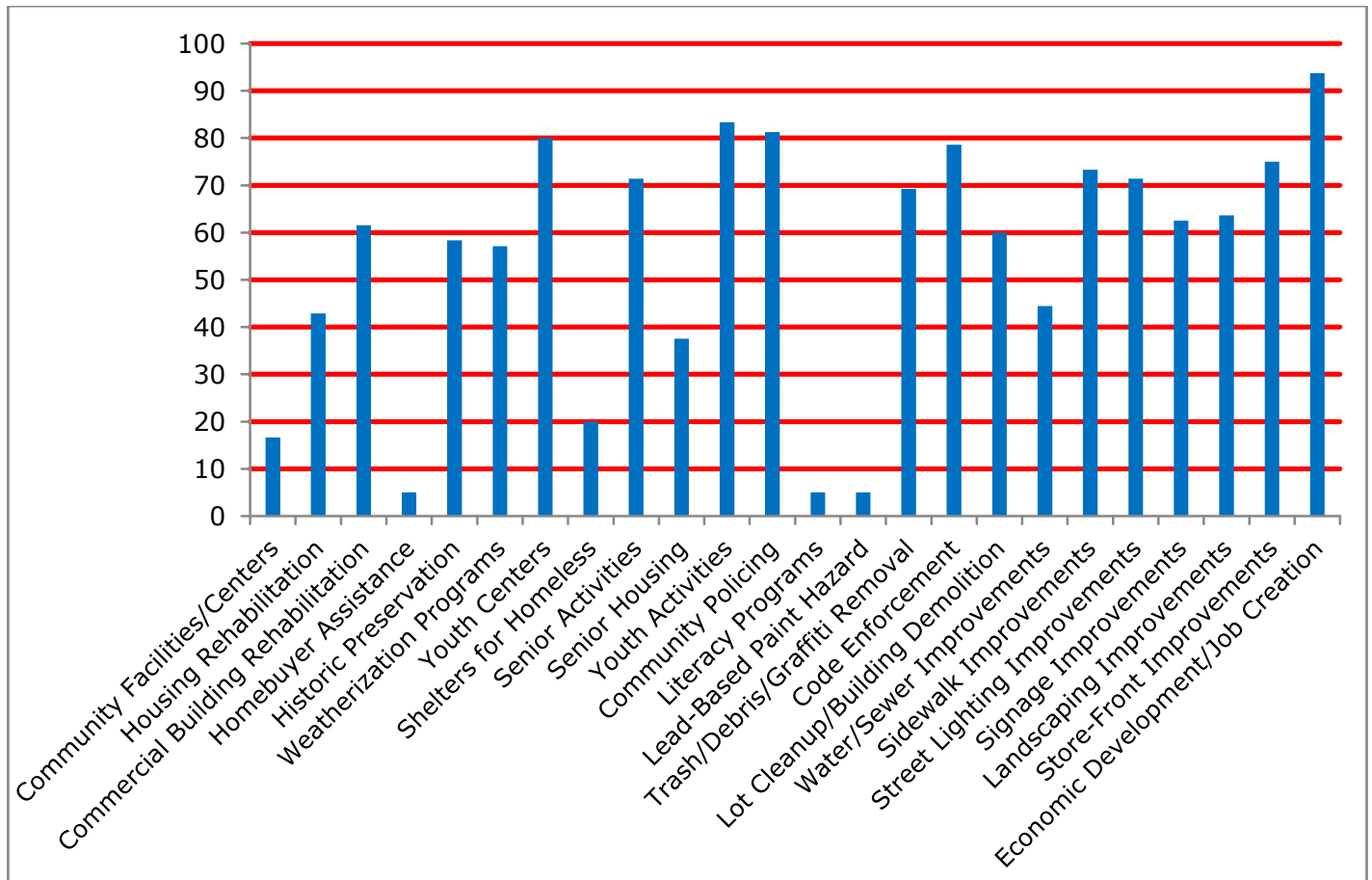
Summary of Comments and Survey Results received from Citizens, Supportive Service Organizations, the Communitywide Council and the City Commission.

Citizen Comments for Survey Question: *How can the City improve services for you and/or your neighborhood? How would these improvements help you and/or make your neighborhood a more desirable place to live?*

- Stop the crime and violence please.
- Stop the crime.
- Help the police. Stop the violence.
- Please don't let our store fronts continue to deteriorate. Code enforcement!
- Revitalize our neighborhoods.
- Repair our streets and sidewalks and add lighting and landscapes.
- Improve our streets, lighting and sidewalks so people can get around easier.
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- Our neighborhood is doing great. The city needs to focus WEST of the railroad tracks. The city also needs to review and streamline its departments and wait times for permits and inspections.
- Create bulb-outs at intersections to slow traffic and make residents more comfortable parking on the street so they stop blocking sidewalks with their cars.
- Stay out of the way. Privatize most of the business the city runs which is a drag on us but a revenue source for the scum in city hall.

Additional Community Survey Results: The following chart shows "Greatest Need" rankings selected by citizens via the Community Needs Assessment Survey:

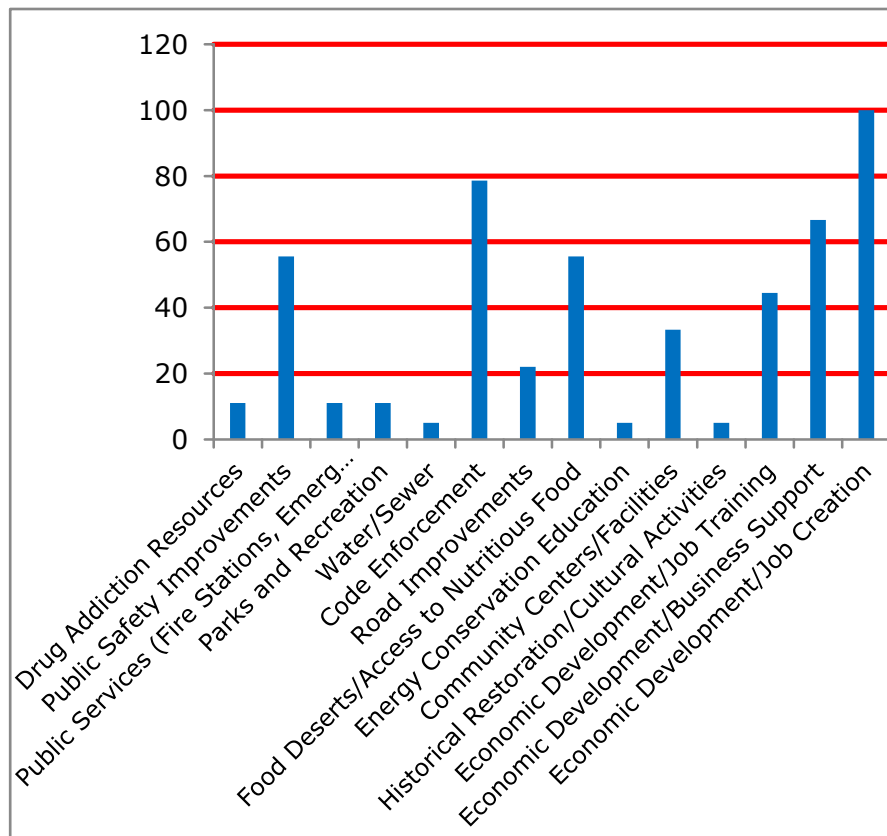


Explanation of Comments Not Accepted

All public comments were accepted.

Supportive Service Organization Survey Responses:

Survey Question: What do you see as the prominent community development needs in Fort Pierce?



Public Comments:

Public Comments from Public Hearings will go here.

Communitywide Council Comments:

The Communitywide Council met on Wednesday, July 9, 2014 and voted in favor of the activities and allocations set forth in this 2014-2015 Action Plan.

City Commission Comments:

City Commission comments will go here.

RESOURCES 91.220 (c) (2)

\$ 502,702	CDBG Entitlement for 2014-2015
\$ 8,000	Anticipated Program Income
\$ 167,838	Rollover Funds from Prior Years (estimate)
\$ 2,121	Re-Allocated Funds
\$ 680,661	Total Projected Funds for 2014-2015

NOTE: The City will apply for grant funds through State, Federal and local sources, should opportunities become available during the next program year.

ANNUAL OBJECTIVES 91.220 (c) (3)

Strategic Plan - Goals and Specific Objectives

	Objective Category: Decent Housing		Objective Category: Suitable Living Environment		Objective Category: Expanded Economic Opportunities
	Assist homeless persons obtain affordable housing	X	Improve the safety and livability of neighborhoods	X	Create and retain jobs
	Assist persons at risk of becoming homeless	X	Eliminate blighting influences and deterioration of property and facilities	X	Establish, stabilize and expand small business (including micro-businesses)
X	Retain affordable housing stock	X	Increase access to quality public and private facilities		Provide public services concerned with employment
X	Increase the availability of affordable, decent, permanent housing to low- and moderate-income families, particularly to minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	X	Reduce the isolation of income groups within areas of spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods		Provide jobs to low-income persons living in areas affected by programs and activities covered by the plan
X	Increase the supply of supportive housing-including structural features and services to enable persons with special needs (including HIV/AIDS) to live in dignity and independence	X	Restore and preserve properties of special, historic, architectural, or aesthetic value		Increase availability of mortgage financing at reasonable rates using non-discriminatory lending practices
	Provide affordable housing that is accessible to job opportunities	X	Conserve energy resources and renewable energy sources		Access to capital and credit for development activities that promote the long-term economic stability and social viability of the community

DESCRIPTION OF 2014-2015 PROGRAM YEAR ACTIVITIES

91.220 (d) & (e) - 2014-2015

1. **CODE ENFORCEMENT - Regulatory Citation 24 CFR 570.202(c)**. Provide salaries and fringe benefits for up to three (3) Code Enforcement officers who will target low/mod income areas to address neighborhood decline and unsafe conditions, aid in the prevention of slum and blight and promote safe, decent housing by inspecting more than 200 structures and/or parcels per year to ensure at least minimum compliance with local codes. **Total cost in PY2014-2015 CDBG funds - \$100,000**
2. **COMMUNITY BASED DEVELOPMENT ORGANIZATIONS - Regulatory Citation 24 CFR 570.204(c)**. Support Lincoln Park and Fort Pierce Main Street Organizations that promote neighborhood revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2014-2015 CDBG funds - \$100,000**
3. **MICRO BUSINESS / ECONOMIC DEVELOPMENT - Regulatory Citation 24 CFR 570.201()**. Provide marketing/advertising and development campaign for micro-enterprise tourism businesses for the purpose of increasing their capacity and sustainability. **Total cost in PY2014-2015 CDBG funds - \$45,000**
4. **COMMERCIAL FAÇADE - Regulatory Citation 24 CFR 570.202**. Provide matching grants to commercial property owners for façade improvements. Grants will be a 1:1 match, reimbursable, up to \$10,000. Grant applications will be scored by the Communitywide Council with final decision made by the City Commission. **Total Cost in PY2014-2015 CDBG funds - \$52,162 (+ \$22,838-Rollover)**
5. **OWNER-OCCUPIED HOUSING REHAB ASSISTANCE - Regulatory Citation 24 CFR 570.202**. Purchase paint, paint supplies and other materials needed for the World Changers organization to paint and repair homes of lower income citizens and subsequently reduce the deteriorated housing stock in the City's older neighborhoods. **\$20,000 (Rollover)**
6. **INFRASTRUCTURE - Regulatory Citation 24 CFR 570.201(c)**. Improve/repair the infrastructure in lower-income neighborhoods, including, but not limited to: parking, street and alley lighting, street paving and improvements, sidewalks, curbs and gutters. **\$100,000 (Rollover)**
7. **PUBLIC SERVICES - Regulatory Citation 24 CFR 570.201(e)**. Provide grants to nonprofit organizations that serve lower income citizens. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. **Total cost in PY2014-2015 CDBG funds - \$75,000**
8. **PROMOTION OF LOCAL ART AND CULTURAL HERITAGE- Regulatory Citation 24 CFR 570.201-206(203)**. Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultural awareness. Funds may be used as "match" for state and federal grant opportunities and to maintain existing and/or create new art and cultural heritage projects. **Total cost in PY2014-2015 CDBG funds - \$15,000**
9. **PUBLIC AMENITIES - Regulatory Citation 24 CFR 570.201(c)**. Resurface and improve the jogging/walking trail at Dan McCarty Middle School, which is freely used by citizens throughout Fort Pierce on a regular basis. **Total cost in PY2014-2015 CDBG funds - \$23,000**

10. PUBLIC AMENITIES – Regulatory Citation 24 CFR 570.201©. Purchase and install new playground equipment at a park located in a lower-income neighborhood. **\$25,000 (Rollover); and \$2,121** (Re-allocate \$2,121, originally designated in the 2007 Action Plan to help cover the costs associated with lead based paint abatement and remediation to support this activity.

11. GRANT ADMINISTRATION: Provide oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award. **Total cost in PY2014-2015 CDBG funds - \$100,540**

TOTAL PROPOSED EXPENDITURES –PY 2014-2015 FUNDS	\$510,702
TOTAL PROPOSED EXPENDITURES - ROLL-OVER FUNDS	\$167,838
TOTAL PROPOSED EXPENDITURES – REALLOCATED FUNDS	\$ 2,121
GRAND TOTAL	\$680,661

#####

DESCRIPTION OF 2013-2014 PROGRAM YEAR ACTIVITIES

91.220(d) and (e)

An overview of all of the activities for Program Year 2013-2014 (*to date*) follows:

The City of Fort Pierce continues to pursue additional state and federal funding opportunities to leverage with CDBG and the State of Florida’s SHIP program to address the needs of its low and very low income citizens.

As of the end of July, 2014, the City of Fort Pierce expended and encumbered \$_____ in Community Development Block Grant funds for program year 2013-2014. This funding was utilized in the pursuit of the City’s and the U.S. Department of Housing and Urban Development’s mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities.

The categories and the percentages of total CDBG dollars expended per category as of the end of July 2014 for the 2013-2014 program year are as follows:

- Public Service Projects – _____%**
- Commercial Façade Improvements - _____%**
- Code Enforcement – _____%**
- Community-Based Development Organizations – _____%**
- Micro Business / Economic Development – _____%**
- Infrastructure Improvements - _____%**
- Spot Slum and Blight Removal - _____%**
- Promotion of Local Art & Cultural Heritage/Art in Public Places – _____%**
- Improvement of Community Focal Points - _____%**
- Program Administration – _____%**

Public Service Projects – As of the end of July, 2014, the City expended \$_____ of the \$70,000 set aside for eleven (11) grant awards to public service agencies for LMI citizens in Fort Pierce. The subawardees for these grants have been selected and projects are currently underway. The CDBG funds will be awarded on a reimbursement basis, before the end of this program year.

Commercial Façade Improvements – As of the end of July, 2014, the City expended _____ of the \$50,000 set aside through eight (8) grant awards for commercial façade improvement projects. These funds will leverage more than \$300,000 from commercial property owners to improve facades across the city. These projects are currently underway and will be completed before then end of this program year.

Code Enforcement – At of the end of July, 2014, the City expended \$_____ of the \$140,000 set aside for Code Enforcement services to improve living conditions in lower income neighborhoods. Salaries and fringe for three (3) Code Enforcement officers were paid with these funds and a goal of 200 homes was projected for these staff members to inspect within the City’s lower income neighborhoods. To date, _____ homes have been inspected by these employees.

Community Based Development Organizations – As of the end of July, 2014, the City expended \$_____ of the \$100,000 set aside to support the economic development, job creation, tourism and historic preservation efforts of the Lincoln Park and Fort Pierce Mainstreet organizations.

Micro Business / Economic Development – As of the end of July, 2014, the City expended \$_____ for marketing/advertising initiatives to increase the capacity and sustainability of existing micro-enterprise tourism providers within the City of Fort Pierce.

Infrastructure Improvements – As of the end of July, 2014, The City completed engineering plans and designs for \$450,000 infrastructure improvements in LMI neighborhoods that will include, but not be limited to: traffic calming, parking, street and alley lighting, paving and improvements, sidewalks, curbs and gutters, landscaping and various signage and other cosmetic improvements. This project is expected to be complete by December, 2014.

Spot Slum and Blight Removal – As of the end of July, \$_____ in CDBG funds were used to demolish and remove spot slum and blight throughout our lower-income neighborhoods.

Promotion of Local Art and Cultural Heritage / Art in Public Places – As of the end of July, 2014, the City expended \$15,000 as match to a grant award received from the Florida Division of Cultural Affairs to complete Phase I of the 2-Phase Highwaymen Heritage Trail project, which is research and preparatory work to create a commemorative self-guided trail and interactive website to recognize 26 Florida Hall of Fame, world renowned African American artists, from Jim-Crow era Fort Pierce.

Improvement of Community Focal Points – As of the end of July, 2014, the City expended \$13,950 which has leveraged more than \$15,000 in cash, donations and in-kind services toward the creation of a community garden in one of our lower-income neighborhoods. Garden plots as well as gardening supplies are free. Local community supportive service organizations are providing instructional classes on gardening techniques, healthy eating, etc. to area adults and children.

Program Administration – As of the end of July, 2014, the City expended \$_____ for project oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award.

#####

The 2014-2015 program year will address the following outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006.

OUTCOME MEASURES 92.220(e)

Activities to be undertaken during the 2014-2015 plan year are classified by the following objective groups and outcome measurements:

Decent Housing w/Purpose of New or Improved Accessibility (DH-1)

- Provide paint, paint supplies and other materials needed for World Changers organization to paint and repair homes of lower income citizens and reduce the deteriorated housing stock in the City's older neighborhoods.

Suitable Living Environment w/Purpose of New or Improved Sustainability (SL-1)

- Code Enforcement services will provide at least 200 inspections of homes and other properties in lower-income neighborhoods during the 2013-2014 program year.

Suitable Living Environment w/Purpose of New or Improved Accessibility (SL-2)

- Improve/repair the infrastructure in LMI neighborhoods, including, but not limited to: parkways, trees, lighting, traffic calming, parking, street and alley lighting, street paving and improvements, etc.

Suitable Living Environment w/Purpose of Improved Availability (SL-3)

- Resurface and improve the jogging/walking trail at Dan McCarty Middle School, which is freely used by LMI citizens throughout Fort Pierce on a regular basis.

Suitable Living Environment w/Purpose of Improved Availability (SL-4)

- Purchase and install new playground equipment at popular neighborhood parks – gathering places for LMI inner-city youth.

Micro-Enterprise Assistance – New or Improved Sustainability (EO-1)

- Support of local micro-enterprise businesses via technical assistance, marketing and advertising to increase their capacity and sustainability.

Economic Opportunity - Commercial Façade Improvements – New or Improved Availability (EO-2)

- Provide matching grants to commercial property owners for façade improvements that promote neighborhood and downtown revitalization, economic development.

Neighborhood Revitalization (NR-1)

- Funding to support two (2) Community-Based Development Organizations' promotion of neighborhood revitalization, economic development, cultural/heritage tourism and historic preservation.

Promotion of Local Art and Cultural Heritage (NR-2)

- Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City by providing funds to use as match for state and federal grants and to maintain and/or create new art and cultural heritage projects which are proven to promote economic development in lower income neighborhoods.

Other (O-1)

Public Service Projects to Support LMI Citizens

- Grants to up to twenty (20) local providers of services to lower income citizens.

GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES 91.220 (d) and (f) CDBG TARGET AREA BOUNDARY

Target areas and boundary limits are established for infrastructure improvements/development and capital improvement programs that are located in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, and public service projects.

The assignment of priority needs was made on the basis of input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of needs.

ANNUAL AFFORDABLE HOUSING GOALS 91.220 (g)

For program year 2014, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low and low income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including, rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

Decent Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing rental assistance to families with annual household incomes of less than 80% of the Area Median Income (AMI).

Strategy: Use State Housing Initiative Partnership (SHIP) funds to rehabilitate homes belonging to low and very low-income citizens.

Affordable Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing homeownership opportunities to families with annual household incomes of less than 80% of the Area Median Income.

Strategy: Use State Housing Initiative Partnership (SHIP) funds to provide down payment and closing cost assistance to qualifying low and very low-income citizens.

Affordable Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by completing the rehabilitation of existing units, which are determined to be suitable for rehabilitation, using CDBG Housing Rehabilitation funds.

Strategy: The City of Fort Pierce will continue to allocate SHIP funds for rehabilitation to residents that present the greatest need on a case-by-case basis. In addition, the City will continue to partner with the Fort Pierce Utilities Authority to provide Weatherization Assistance for low and very low income home owners.

PUBLIC HOUSING 91.220 (h)

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of \$37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and

duplex apartments for very low income seniors and disabled citizens.

The Fort Pierce Communitywide Council and City Commission approved this allocation to support the FPHA's efforts to provide safe, affordable housing to lower income senior and disabled citizens.

To date, no decision has been made on the availability of the tax credits for this project. We will continue to partner with the Housing Authority during the 2014-2015 program year to promote the availability of safe and affordable rental housing for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in any effort put forth to encourage public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

HOMELESS AND SPECIAL NEEDS 91.220 (i)

The City of Fort Pierce has a long-standing community partnership with the Treasure Coast Homeless Services Council, who provides homeless services to residents in St. Lucie, Indian River and Martin Counties. The City of Fort Pierce is located in St. Lucie County. The City benefits from available resources provided by the Council, but does not, and will not in the current program year, be invested in administering programs that will take action in eliminating the ongoing problem of chronic homelessness.

Several local public and private agencies provide transitional housing, food supplements, rent and utility subsidies, and counseling services to persons who suffer from homelessness. The City provided Public Service Agency (PSA) grant awards to three of these organizations, Harvest Outreach, Jack's Food Pantry and Mount Bethel Human Services to increase their ability to provide food and other services to the homeless and extremely low income within the City of Fort Pierce. The City will continue to collaborate with local supportive service organizations and continuously apply for other funding opportunities to address the needs of our citizens. Additionally, the City disseminates information on available resources to residents, as needed.

Regarding actions set forth to assist persons who are not federally defined as "homeless" in accordance with 91.215 (e) or those at risk for homelessness, the City has elected to work in partnership with the Treasure Coast Homeless Services Council and officially adopt actions demonstrated in the annual Continuum of Care Plan created and adhered to by the Council, as well as providing the appropriate information to residents in need of assistance.

BARRIERS TO AFFORDABLE HOUSING 91.220 (j)

During the 2014-2015 Program Year, the City of Fort Pierce will administer the State-funded State Housing Initiative Partnership (SHIP) housing program to help address barriers to affordable housing.

The City is collaborating with Habitat for Humanity and offering tracks of land in various areas in several neighborhoods for Habitat projects.

OTHER ACTIONS 91.220 (k)

The City of Fort Pierce will maintain and continue its aggressive efforts to remove any obstacles to meeting the needs of the underserved, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private agencies.

The major obstacle toward meeting the needs of the underserved is the continuing decrease of financial resources to address those needs. The City's local tax base has continued to spiral downward with declining property values leading the way as the main

culprit. However, real estate projections indicate a moderate increase in home values and an upsurge in sales of foreclosures over the past few months.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved:

1. Provide Support for Low-Income Residents through Public Services:

Provide funding through grant opportunities to local public supportive service organizations to assist in the provision of food, recreational and educational programs for underserved minority individuals and families.

2. Provide Economic Development Opportunities for Low and Moderate Income Persons:

- a. Collaborate with local college, Workforce Solutions and community supportive service providers to promote information on the availability of:
 - 1. Job skills training
 - 2. Employment opportunities
 - 3. Financial management training
- b. Fund the Lincoln Park and Fort Pierce Main Street Organizations' promotion of neighborhood revitalization, economic development, the creation of jobs, expansion of tourism and historic preservation.

3. Provide Support for Micro Enterprise tourism-based businesses to nurture the local Tourism providers

Provide funding to promote and increase the capacity and sustainability of existing micro enterprise tourism businesses which in turn will spur economic growth throughout Fort Pierce.

4. Continue to implement the Fair Housing Plan

The City will undertake the following actions during the 2014-2015 program year to continue to implement the Fair Housing Plan:

- a. Continue to investigate and respond to fair housing complaints;
- b. Increase fair housing education efforts through advertisements in For Rent/For Sale classified section in the local newspaper and on the City's website;
- c. Create an official proclamation during fair housing month; and
- d. Continue to evaluate the need for additional fair housing education and enforcement activities in the community.

5. Remove Barriers to Affordable Housing

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of AMI (Average Median Income)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Fort Pierce's policies were enacted to protect and further public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

6. Foster and Maintain Affordable Housing

Policies for producing and preserving Affordable Housing include:

- a. Continue Code Enforcement's work in low income areas;
- b. Collaborate with private developers and the Housing Authority to promote affordable housing construction and promote opportunities for rental assistance; and
- c. Apply to Federal, State and local funding programs to provide new housing construction, home owner reconstruction and emergency housing repairs in low income areas.

7. Continue to Enhance Institutional Structure

The City will continue to collaborate internally and with local non-profit supportive service agencies and organizations to carry out the activities covered by the Consolidated and Action Plans.

The City will continue to collaborate with the Treasure Coast Homeless Coalition and the Fort Pierce Housing Authority to assess the extent of homelessness, evaluate existing services, and to implement their Continuum of Care strategy for the homeless. The City will also continue to collaborate to assess the strengths and gaps between public and assisted housing providers, and among public and private health, mental health and other service agencies.

RESOURCES (91.220 (c) (1))

The following federal and state resources are anticipated to be received during the 2013-2014 program year:

- CDBG entitlement funding for 2014-2015 is \$502,702.
- Anticipated program income for program year 2013-2014 is \$8,000.
- Roll-over funds from previous year's CDBG is estimated at \$167,838.
- Re-allocated funds from 2007 Activity is \$2,121.

The following non-federal and non-state resources are anticipated to be received during the 2014-2015 program year:

- SHIP funds in the amount of \$164,000 which will be used to rehabilitate homes belonging to income- and SHIP-program-qualified Fort Pierce citizens.
- The City will make application to various Federal, State and local funding sources to provide additional support for community supportive services, economic development activities, housing rehabilitation and home foreclosure assistance, as available.

MONITORING

The City will continuously monitor to ensure programs are being carried out in accordance with all U.S. Department of Housing and Urban Development statutory and regulatory requirements and with the City Consolidated Plan and annual Action Plan.

Monitoring will cover programs administered by the City with funds received from HUD. In addition, the monitoring will include a review of information being submitted to HUD to ensure that information and data submitted are correct and complete. An annual report will be prepared on the monitoring results, and submitted to the CDBG Communitywide Council (CWC) for review.

The City will also conduct onsite monitoring of all sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors

expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

The City of Fort Pierce is committed to using federal funds appropriately and in such a manner that maximizes the public benefit to low- and moderate-income residents. The City currently utilizes a variety of administrative mechanisms to ensure the success of their endeavors through project monitoring and program monitoring.

Project Monitoring

The goal of project monitoring is to ensure that HUD-funded projects and activities are implemented in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. As a means to achieve this goal, the City's project monitoring effort focuses on identifying deficiencies, promoting corrections, and providing technical assistance in order to improve the performance of the City and all its partners. This process involves effective communication and cooperative, problem-solving relationships between the City and its contractors/sub recipients/project sponsors.

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, goal establishment and achievement, record keeping, organizational financial status, construction and labor standards, procurement procedures, and many other areas are reviewed.

Desk Review

Desk review is an ongoing process in which the program representative responsible for overseeing the project uses all available information to review the sub recipient's or project sponsor's performance in carrying out the approved project or activity. This review process enables the City to identify problems requiring immediate attention and to prepare for more in-depth on-site monitoring.

Material used for this review includes, but is not limited to, monthly reports and receipts and proof of payment for expenditures, the executed sub recipient/ project sponsor agreement, requests for reimbursement, monthly, quarterly and annual reports, audits, and the certificate of liability insurance, client eligibility information, documentation from previous monitoring visits, and the original funding application.

On-Site Monitoring

On-site monitoring is a structured review conducted by the program representative at the locations where project activities are being carried out or project records are being maintained. In preparation of the on-site monitoring visit, the assigned monitor contacts the agency to explain the purpose of the visit, schedules a time and date, sends a confirmation letter, and performs a desk review.

Once on-site, the monitor reviews the sub recipient/project sponsor files, including source documentation, to ensure compliance with all regulations governing their administrative, financial, and programmatic operation. The monitor also verifies that their performance objectives are on target and that the activity or project is projected to be completed within budget. This information is utilized to complete the appropriate checklist and provide the sub recipient/project sponsor with tentative conclusions during the exit interview.

Once the on-site visit is concluded, a formal written report describing the results of the visit, as well as any findings or concerns is provided to the business/organization. This report also recommends corrective items to address and rectify the problem areas, if necessary. Once the corrective actions have been completed, the City closes out the monitoring review. The City's Department of Urban Redevelopment (DUR) is responsible for on-site monitoring.

The DUR performs an monthly desk review and may conduct on-site monitoring visits, as needed to ensure that sub recipients are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City.

Additional monitoring takes place when individual Requests for Payment are received. Prior to approval, the DUR personnel verify client eligibility with regard to the criteria outlined in their agreements before releasing payments.

PROGRAM SPECIFIC REQUIREMENTS CDBG 91.220 (I) (1)

1. Program Income is as follows:

a. Repaid notes	\$
b. Interest earned on Section 108 Loan	\$
c. Bank interest earned	\$
d. Section 108 repayment	\$

2. None

3. Section 108 Loan repayment is \$

4. None

5. None

6. None

7. N/A

8. 100% of \$502,702 available for Program Year 2014-2015 and 100% of estimated \$167,838, which are roll-over funds from previous years.

HOME 91.220 (I) (1)

Not Applicable

HOPWA 91.220 (I) (3)

Not Applicable

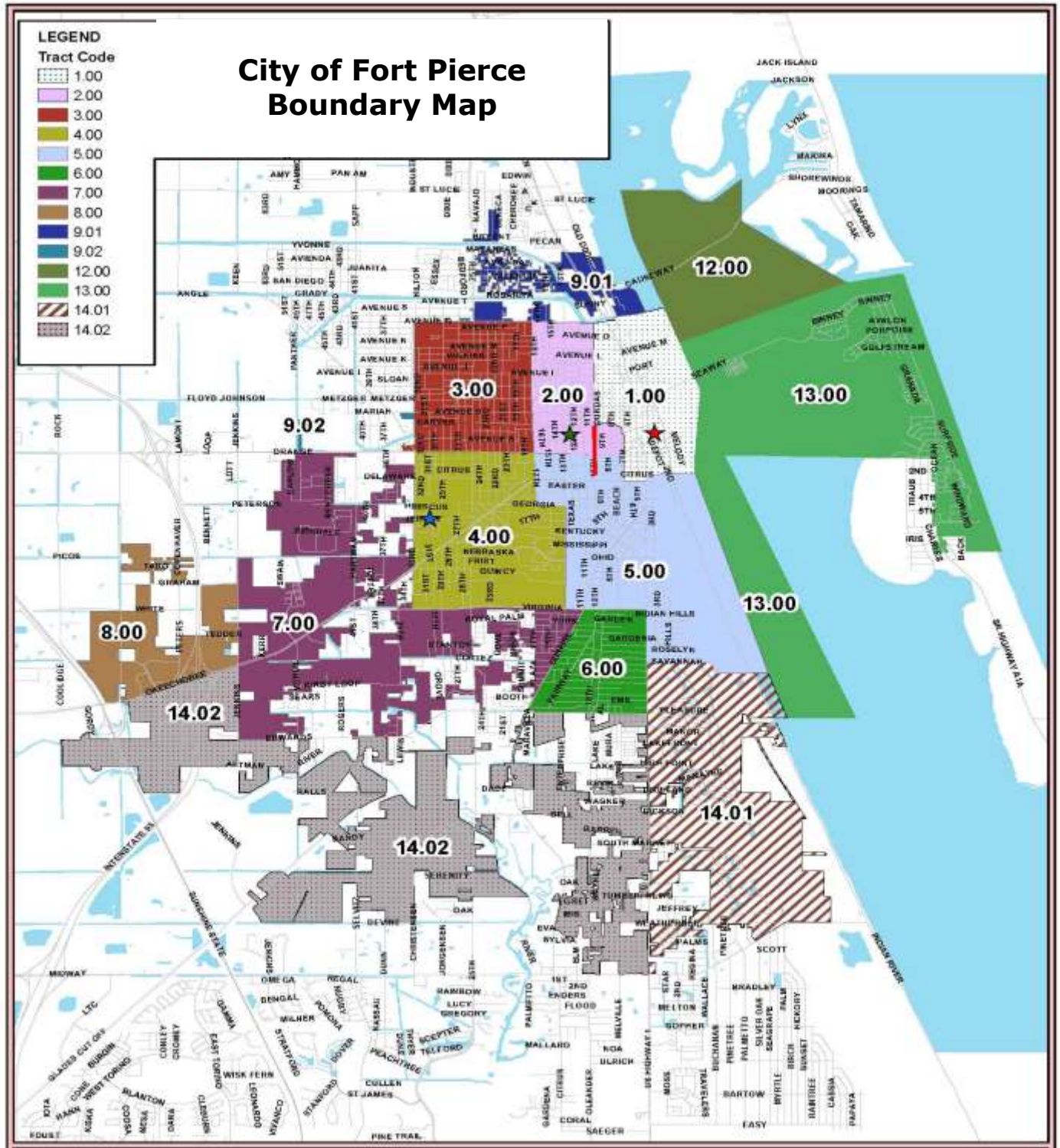
OTHER NARRATIVES AND ATTACHMENTS

Not Applicable

APPENDIX A

CITY OF FORT PIERCE BOUNDARY MAP

The target area and boundary limit was established for infrastructure improvement/development and capital improvement programs that are located in areas of the city where no less than 51 percent of population is low to moderate income. CDBG housing activities occurred within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects continued to be conducted only in areas that are more than 51% low to moderate income as determined by Census Bureau. A map of the census tracts in the City of Fort Pierce is provided below:



City Commission Regular Meeting

Agenda Item # 10. b.

Meeting Date: 07/21/2014

Re: Ordinance 14-017 - Amending Chapter 22, Article Three, Basic Zoning Districts, Section 22-22, Amending the Allowed Uses in Various Zoning Districts

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

SUBJECT:

Ordinance No. 14-017 - Amending City Code Section 22-22, Allowed Uses; Eliminating the differentiation of public and private elementary, middle or high schools. SECOND READING

SUMMARY:

- The City Commission, on November 4, 2013, adopted Ordinance L-295, which relocated all of the permitted and conditional uses for all of the zoning districts into a single, combined Use Table.
- The adoption of Ordinance L-295 separated public and private educational facilities into separate use categories, restricting application for private educational facilities in the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were provided the capacity for conditional use consideration in these districts.
- St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of Ordinance L-295 in order to pursue Conditional Use approval to expand their private school.
- The Planning Board, at their May 13, 2014 meeting, voted unanimously to recommend approval of the request.

RECOMMENDATION:

Approval

ALTERNATIVES:

- Approve Amendments to Various Zoning Districts
- Denial

RESPONSIBLE STAFF:

Kori Benton, Historic Preservation Officer

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Staff Report

Ordinance 14-017

Application & Supporting Documents

Planning Board Minutes



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Abandonment of Right-of-way
Boston Avenue Extension – East of Indian River Drive

DATE: June 26, 2014

STAFF REPORT

Applicant: St. Andrews Episcopal Academy
210 S Indian River Dr
Fort Pierce FL 34950-4337

Representative: Trina Angelone, Head of School
210 S Indian River Dr
Fort Pierce FL 34950-4337

Requested Action:

Review and advancement of a recommendation to the City Commission regarding a proposed Ordinance amending City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools,

Staff Analysis:

The City Commission, on November 4th, 2013, adopted Ordinance L-295, which relocated all of the permitted and conditional uses for all of the zoning districts into a single, combined Use Table. The Use Table is located in a newly created Section of the Code, offering a “one-stop-shop” for reviewing uses permitted within the City. The adopted table also provides several additional uses that were not previously listed within the City Code, further expanding some of the existing listed uses into additional zoning districts.

Prior to the adoption of Ordinance L-295, the City of Fort Pierce Code of Ordinances referred to both public and private educational facilities as schools and providing the same opportunity as semi-restricted and conditional use permission in select districts. The adoption of Ordinance L-295 effectively separated public and private educational facilities into separate use categories. The published table restricts application for private educational facilities in the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were provided the capacity for conditional use consideration in these districts.

St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of Ordinance L-295. The proposed amendment seeks to grant private educational facilities the same zoning privileges provided to public educational facilities.

The proposed amendment would enable the Planning Board and City Commission to consider private elementary, middle, and high schools as conditional use within the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts. This classification grants the ability to consider whether to allow, when desirable, this use, which would not be appropriate generally or without restriction throughout the listed zoning districts, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Planning Board Recommendation:

The Planning Board, at their May 13th, 2014 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment to Chapter 22, Zoning, of the City of Fort Pierce Code of Ordinances is consistent with the City's Comprehensive Plan and does not adversely affect the health, safety, and welfare of the community, therefore Staff recommends approval Ordinance and forward a recommendation of approval of the requested amendment.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School -Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Elementary, Middle or High School-Private	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	-	-
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Medical Facilities (except as noted below)																							
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
-Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	-	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
-Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	C	C	C	-	-	-	-
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
-Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
-Coffee Shop	-	-	-	-	-	-	-	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
-Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	C	P	-	C	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Overnight Accommodations																							
-Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
-Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
-Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Sale	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-	-
-Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Educational Service Establishments	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-	-
-Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
-Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
-Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
- Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM
AND CORRECTNESS:

ROBERT V. SCHWERER, ESQ.
CITY ATTORNEY

STATE OF FLORIDA
ST. LUCIE COUNTY

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. 14-017 was duly advertised by title only in the St. Lucie News Tribune on June 22, 2014 and July 14, 2014; 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 July 7, 2014; and was duly introduced, read by title only, and passed on second and final reading on July 21, 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 21st day of July, 2014.

LINDA HUDSON, MAYOR COMMISSIONER

LINDA W. COX, CITY CLERK

(CITY SEAL)



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



APPLICATION FOR ZONING TEXT AMENDMENT

1. Zoning Code Section to be amended: Section 22-22 (e) - Use table
2. Current Text: See attached Section 22-22(e)
3. Proposed Text: See attached redlined Section 22-22(e)
4. Reason for Amendment: Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295. The proposed amendment seeks to allow private educational facilities the same zoning rights currently provided to public educational facilities.
5. Name of Applicant: St. Andrews Episcopal Academy, Inc. c/o John Liebler, Rector/Board Chair
 Signature of Applicant: *John S. Liebler*
 Mailing Address: 210 South Indian River Drive
 City Fort Pierce State FL Zip 34950
 Phone # 772-461-7689 Fax # 772-461-4683
 E-mail: frjohn@mystandrews.com
6. Name of Representative: Trina Angelone, Interim Head of School
 Signature of Representative: *Trina Angelone*
 Mailing Address: 210 South Indian River Drive
 City Fort Pierce State FL Zip 34950
 Phone # 772-461-7689 Fax # 772-461-4683
 E-mail: headofschool@staacademy.org

Please supply all backup material.

To be completed by the City of Fort Pierce	
Date Received <u>3/25/14</u>	By <u><i>Keri Benton</i></u>
Fee Paid: <u>\$3,980.00</u>	Receipt Number: <u>check # 13133</u>

March 25, 2014

Rebecca Grohall, AICP
Planning Manager
City of Fort Pierce
Planning Department
100 North US 1
Fort Pierce, FL 34954

Re: Application for Zoning Text Amendment
Section 22-22(e) City of Fort Pierce Code of Ordinances
Eliminate the Differentiation of Allowable Uses for Public and Private Educational
Facilities created by the Adoption of Ordinance No. L-295

Dear Ms. Grohall:

St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295. The proposed amendment seeks to allow private educational facilities the same zoning rights currently provided to public educational facilities.

Prior to the adoption of ordinance no. L-295 the City of Fort Pierce Code of Ordinances referred to both public and private educational facilities as schools and both had the same allowable uses. Upon adoption of ordinance no. L-295, public and private educational facilities were differentiated and private educational facilities were prohibited in E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were allowed as a conditional use in these districts.

St. Andrew's Episcopal Academy is launching a high school program and is in the process of acquiring nearby properties for the expansion. The properties of interest located immediately south of the existing school facilities are in the C-1 zoning district and 111 2nd Street is in the C-4 zoning district. St. Andrews Episcopal Academy is an extension of St. Andrew's Episcopal Church and is located in the C-4 zoning district. In our meeting on March 18, 2014, Trina Angelone, Interim Head of School, described her vision of expanding St. Andrew's Episcopal Academy into an urban academia which would function in cooperation with the local businesses, research facilities, and cultural facilities to provide a truly unique learning experience for the students.

Even though the zoning text amendment has been initiated based on the interests of St. Andrews's Episcopal School, this proposed code revision would correct an inconsistency created by the adoption of ordinance L-295. Additional reasons to consider for approval of this proposed amendment include the following:

1. Private Educational Facilities would have Less Impact than Public Educational Facilities on Public Infrastructure.

Private educational facilities are typically smaller in size, rely less on bus services, and are more appropriate in a commercial district than a public educational facility which is often fenced along the entire perimeter and has large playing fields. The fact that student transportation to and from a private educational facility is predominately provided by the parents, creates an additional source of customers benefitting downtown merchants, restaurants, and other businesses. There is an increase in potential benefits to the community by allowing private educational facilities the same allowable uses offered to public educational facilities.

2. Consistent with the Land Development Regulations of Similar Municipalities.

The land development regulations or code of ordinances for four nearby municipalities similar in size and character as the City of Fort Pierce were reviewed to determine if public and private educational facilities or schools were considered the same or different with respect to allowable use in the various zoning districts. The four municipalities included City of Sebastian, City of Vero Beach, Town of Jupiter, and Town of Juno Beach. In all cases, public and private schools were considered to be the same in all zoning districts in which they were allowed. A copy of the pertinent sections of the codes from each of these municipalities is included for reference in the Appendix.

Amending the City of Fort Pierce Code of Ordinances to allow private educational facilities the same development rights as public educational facilities would be consistent with the development regulations of similar nearby municipalities and would be consistent with the City of Fort Pierce policy prior to ordinance no. L-295.

3. Discrimination against Private Educational Facilities.

Appendix H includes a copy of the Marquette Law Review, Volume 38, Issue 4, Spring 1955, Article 7, "Constitutional Law – Validity of Zoning Ordinances Discriminating against Private Education Facilities". This article presents case studies with very similar circumstances as to what currently exists with respect to the City of Fort Pierce allowable uses for public and private educational facilities. In the example cases presented, the argument was made that private and public schools both serve the same purpose of educating the children of the community and therefore must receive equal treatment under the zoning laws.

Amending the City of Fort Pierce Code of Ordinances to eliminate the differentiation between public and private educational facilities would be consistent with past judicial opinions.

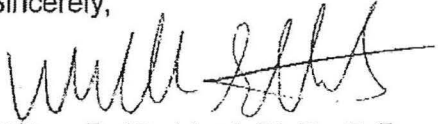
We respectfully request that you carefully consider this additional information presented in your evaluation of the Application for Zoning Text Amendment. Revising the allowable use Table in Section 22-22(e) as proposed would eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of ordinance no. L-295 and allow private educational facilities the same zoning rights currently provided to public educational facilities. This amendment would be consistent with the City of Fort Pierce policy prior to the adoption of ordinance no. L-295, consistent with past court decisions, consistent with other local

municipalities, and would bring both an economic and development benefit to the Downtown Business and Entertainment Overlay District in Fort Pierce.

St. Andrew's Episcopal Academy along with St. Andrew's Episcopal Church has been an asset to the City of Fort Pierce for over 34 years. Without approval of the zoning text amendment, St. Andrew's Episcopal Academy would not have opportunity to expand to the next level and become one of the many focal points in the downtown community.

If you have any questions please do not hesitate to contact myself, Trina Angelone, or Father John Liebler.

Sincerely,

A handwritten signature in black ink, appearing to read 'William P. Stoddard', with a long horizontal flourish extending to the right.

William P. Stoddard, Ph.D., P.E.

Cc: Trina Angelone
Fr. John Liebler

Appendix A

Current Zoning Text

City of Fort Pierce Code of Ordinances
Section 22-22. Allowed Uses

ock/Moorage Facility (except as oted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
-Docks for Single Family Homes n canals within Surfside or ennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
avigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
elecommunication Facility																								
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Ord. No. L-295, § 1, 11-4-13

Appendix B

Proposed Zoning Text Amendment

City of Fort Pierce Code of Ordinances
Section 22-22. Allowed Uses

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School –Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Elementary, Middle or High School - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-

Zoning District	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

Appendix C

City of Fort Pierce
Ordinance No. L-295

ORDINANCE NO. L-295

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE THREE, BASIC ZONING DISTRICTS, CREATING SECTION 22-22, SPECIFYING ALLOWED USES; AMENDING CHAPTER 22, ARTICLE THREE, AMENDING SECTIONS 22-23 THROUGH 22-28, BASIC ZONING DISTRICTS; AMENDING CHAPTER 22, ARTICLE THREE; AMENDING SECTIONS 22-29 THROUGH 22-39, BASIC ZONING DISTRICTS; SPECIFYING UPDATED USES IN ALL ZONING DISTRICTS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 22-22 is hereby created so that the same shall read as follows:

Sec. 22-22. - Allowed Uses.

(a) Uses listed. Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) Permitted uses. Uses identified with a “P” in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) Conditional uses. Uses identified with a “C” in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) Prohibited uses. Uses identified with a “-” in the Use Table are expressly prohibited.

(e) Use table.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Vertical Mixed-Use Building	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	C	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Environmental Research and Education Facilities	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School - Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Elementary, Middle or High School - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
–Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
–Processing of Food & Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
–Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
–Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
–Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. Sections 22-23(b) and 22-23(c) are hereby amended so that the same shall read as follows:

Sec. 22-23. - Single-Family Estate Density zone (E-1).

(a) *Purpose.* This classification is intended to provide for areas of single-family dwellings with an average net density of approximately one unit per acre.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Single family dwellings, except mobile homes.~~
- ~~(2) Home occupations which satisfy requirements in section 22-63~~
- ~~(3) Temporary uses which fulfill provisions in section 22-65~~
- ~~(4) Farmstand sales establishments.~~

~~(c) *Conditional use permitted.* The following uses and their accessory uses are permitted in an E-1 zone, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Churches, excluding schools, except those that only provide religious instruction.~~
- ~~(2) Park or recreation areas.~~
- ~~(3) Cemeteries.~~
- ~~(4) Public utility structures, such as utility substations.~~

~~(d)~~ **(b)** *Basic use standards.* Uses in an E-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be thirty thousand (30,000) square feet.
 - b. The minimum lot width shall be one hundred (100) feet.
 - c. The minimum lot depth shall be two hundred (200) feet.
- (2) *Yards.*
 - a. The minimum depth of the front yard will be eighty-five (85) feet.
 - b. The minimum depth of the side yards shall be fifteen (15) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

- c. The minimum depth of the rear yard shall be forty (40) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is forty (40) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be fourteen (14) feet, except on double-frontage and waterfront lots it shall be forty (40) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of thirty-five (35) feet above grade.

(e c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from open space character of an uncovered and unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

(f d) *Nonconforming situations.* Nonconforming structures and characteristics of farmstand sales establishments that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

(1) The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be reestablished;

(2) Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations;

(3) The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

(4) No expansion of gross floor area occurs;

(5) The degree of nonconformity is not increased;

(6) The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line, and FEMA regulations; and,

(7) A building permit is issued within twenty-four (24) months after the date of destruction and the construction is diligently pursued to completion.

SECTION 3. Sections 22-23.1(b) and 22-23.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-23.1. - E-2 Residential Single-Family—Two units per acre.

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than two (2) units per acre for conventional

developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Single-family dwellings, except mobile homes.~~
- ~~(2) Home occupations which satisfy requirements in section 22-63~~
- ~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an E-2 zone if the city commission, after a public hearing determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Churches.~~
- ~~(2) Schools.~~
- ~~(3) Park or recreation areas.~~
- ~~(4) Cemeteries.~~
- ~~(5) Public utility structures, such as utility substations.~~
- ~~(6) Dwelling rentals.~~

~~(db) *Basic use standards.* Uses in an E-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~

- (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be fifteen thousand (15,000) square feet.
 - b. The minimum lot width shall be one hundred (100) feet.
 - c. The minimum lot depth shall be one hundred ten (110) feet.

- (2) *Yards.*
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum depth of the side yards shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.
 - c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of thirty-five (35) feet above grade.

~~(ec) *Other applicable use standards.*~~

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a

guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

- (3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 4. Sections 22-23.2(b) and 22-23.2(c) are hereby amended so that the same shall read as follows:

Sec. 22-23.2. - E-3 Residential Single-Family—Three units per acre.

- (a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than three (3) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an E-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Single family dwellings, except mobile homes.~~
 - ~~(2) Home occupations which satisfy requirements in section 22-63~~
 - ~~(3) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an E-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Churches.~~
 - ~~(2) Schools.~~
 - ~~(3) Park or recreation areas.~~
 - ~~(4) Cemeteries.~~
 - ~~(5) Public utility structures, such as utility substations.~~
 - ~~(6) Dwelling rentals.~~
- ~~(d) *Basic use standards.* Uses in an E-3 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~
 - (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be twelve thousand (12,000) square feet.
 - b. The minimum lot width shall be seventy-five (75) feet.
 - c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards.*

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum depth of the side yards shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.
- c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(e) *Other applicable use standards.*

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.
- (3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 5. Sections 22-24(b) and 22-24(c) are hereby amended so that the same shall read as follows:

Sec. 22-24. - Single-Family Low Density zone (R-1).

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Single-family dwellings, except mobile homes.~~
- ~~(2) Home occupations which satisfy requirements in section 22-63~~
- ~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-1 zone if the city commission, after a public hearing, determines that the location and~~

~~development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Churches, excluding schools except those that only provide religious instruction.~~

~~(2) Park or recreation areas.~~

~~(3) Cemeteries.~~

~~(4) Public utility structures, such as utility substations.~~

~~(5) Dwelling rentals.~~

(db) *Basic use standards.* Uses in an R-1 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area for single-family dwellings shall be twelve thousand (12,000) square feet.
- b. The minimum lot width shall be seventy-five (75) feet.
- c. The minimum lot depth shall be one hundred ten (110) feet.

(2) *Yards.*

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the rear yard shall be twenty (20) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than twenty-five (25) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(ec) *Other applicable use standards.*

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.
- (3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 6. Sections 22-25(b) and 22-25(c) are hereby amended so that the same shall read as follows:

Sec. 22-25. - Single-Family Intermediate Density zone (R-2).

(a) *Purpose.* This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Single-family dwellings, except mobile homes.~~
- ~~(2) Home occupations which satisfy requirements in section 22-63~~
- ~~(3) Temporary uses which fulfill provisions in section 22-65~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-2 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~
- ~~(2) Churches, schools and day care centers.~~
- ~~(3) Park or recreation areas.~~
- ~~(4) Community centers and nonprofit clubs.~~
- ~~(5) Cemeteries.~~
- ~~(6) Public utility structures, such as utility substations.~~
- ~~(7) Dwelling rentals.~~

~~(d)~~ *Basic use standards.* Uses in an R-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) *Lot size.*
 - a. The minimum lot area for single-family dwellings shall be nine thousand (9,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be one hundred ten (110) feet.

- (2) *Yards.*
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
 - c. The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The

minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

- (3) *Lot coverage.* Buildings will not cover more than thirty (30) per cent of the lot area.
- (4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(ec) *Other applicable use standards.*

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven (7) feet from the rear lot line.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.
- (3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in section 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 7. Sections 22-26(b) and 22-26(c) are hereby amended so that the same shall read as follows:

Sec. 22-26. - Single-Family Moderate Density zone (R-3).

- (a) *Purpose.* The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
 - ~~(1) Single family dwellings, except mobile homes.~~
 - ~~(2) Home occupations which satisfy requirements in section 22-63~~
 - ~~(3) Temporary uses which fulfill provisions in section 22-65~~~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
 - ~~(1) Innovative residential developments which satisfy standards in section 22-82~~
 - ~~(2) Duplex subdivisions (not single duplexes) which fulfill provisions in section 22-83~~~~

- ~~(3) Mobile home subdivisions and conventional home/mobile home subdivisions which satisfy regulations in section 22-84~~
- ~~(4) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~
- ~~(5) Churches, schools and day care centers.~~
- ~~(6) Park or recreation areas.~~
- ~~(7) Cemeteries.~~
- ~~(8) Community centers and nonprofit clubs.~~
- ~~(9) Public utility structures, such as utility substations.~~
- ~~(10) Dwelling rentals.~~
- ~~(11) Student housing.~~

~~(db)~~ *Basic use standards.* Uses in an R-3 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area for a single-family dwelling shall be seven thousand two hundred (7,200) square feet.
- b. The minimum lot area for a duplex will be twelve thousand (12,000) square feet.
- c. The minimum lot width shall be seventy-five (75) feet for a duplex.
- d. The minimum lot width for other uses will be sixty-five (65) feet.
- e. The minimum lot depth for a duplex will be one hundred twenty (120) feet.
- f. The minimum lot depth for other uses shall be one hundred (100) feet.

(2) *Yards.*

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be six (6) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings will not cover more than thirty-five (35) per cent of the lot.

(4) *Building heights.* No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

~~(ec)~~ *Other applicable use standards.*

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least six (6) feet from the rear lot line.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

- (3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 8. Sections 22-27(b) and 22-27(c) are hereby amended so that the same shall read as follows:

Sec. 22-27. - Medium Density Residential zone (R-4).

- (a) *Purpose.* The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Single-family dwellings, except mobile homes.~~
 - ~~(2) Duplexes.~~
 - ~~(3) Triplexes and quadraplexes.~~
 - ~~(4) Multifamily housing developments.~~
 - ~~(5) Townhome dwellings; including those approved prior to December 18, 2006, which conform to standards in subsection 22-27(e), are hereby exempt from subsections 18-11(g)(3) and (4), Design standards, lots, and subsections 22-27(d)(1)–(5), Basic use standards.~~
 - ~~(6) Home occupations which satisfy requirements in section 22-63~~
 - ~~(7) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-4 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Innovative residential developments which satisfy standards in section 22-82~~
 - ~~(2) Mobile home subdivisions and conventional home/mobile home subdivisions which satisfy regulations in section 22-84~~
 - ~~(3) Mobile home parks.~~
 - ~~(4) Boarding houses.~~
 - ~~(5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

- ~~(6) Churches, schools and day care centers.~~
- ~~(7) Park or recreation areas.~~
- ~~(8) Community centers and nonprofit clubs.~~
- ~~(9) Cemeteries.~~
- ~~(10) Public utility structures, such as utility substations.~~
- ~~(11) Neighborhood commercial uses listed in subsection 22-30(b).~~
- ~~(12) Dwelling rentals.~~
- ~~(13) Student housing.~~

(d) *Basic use standards.* Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.
- b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.
- c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.
- f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
- g. The minimum lot width for other uses will be sixty (60) feet.
- h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.
- i. The minimum lot depth for other uses will be seventy (70) feet.

(2) *Yards.*

- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
- d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.

- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
- g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
- h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

- a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.
- b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.
- c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4) *Building heights.* No building shall exceed forty-five (45) feet above grade.

(5) *Additional requirements dwelling, townhome.*

- a. **Ownership:** One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
- b. **Common area:** Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
- c. **Parking:** Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
- d. **Access:** When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.
- e. **Yards:** Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58

- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a single townhome lot shall be sixteen (16) feet.
- (5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (7) Conditional uses will meet the requirements in section 22-74 through 22-86
- (8) Signs will comply with standards referred to in section 22-55
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 9. Sections 22-27.1(b) and 22-27.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-27.1. - Hutchinson Island Medium Density Residential zone (R-4A).

- (a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-4A zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Single-family dwellings, except mobile homes.~~
 - ~~(2) Duplexes.~~
 - ~~(3) Triplexes and quadraplexes.~~
 - ~~(4) Multifamily housing developments.~~
 - ~~(5) Within multifamily housing developments the following uses are permitted, provided that all such uses located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:~~
 - ~~a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.~~
 - ~~b. Retail sales establishments intended primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.~~

- ~~e. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.~~
- ~~(6) Townhome dwellings.~~
- ~~(7) Home occupations which satisfy requirements in section 22-65~~
- ~~(8) Temporary uses which fulfill provisions in section 22-65~~
- ~~(e) Conditional uses permitted. The following uses and their accessory uses are permitted in an R-4A zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~
 - ~~(2) Churches, schools and day care centers.~~
 - ~~(3) Park or recreation areas.~~
 - ~~(4) Community centers and nonprofit clubs.~~
 - ~~(5) Public utility structures, such as utility substations.~~
 - ~~(6) Neighborhood commercial uses listed in subsection 22-30(b).~~
 - ~~(7) Dwelling rentals.~~
 - ~~(8) Commercial off-street parking lots.~~
- ~~(d) Basic use standards. Uses in an R-4A zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~
 - (1) *Lot size.*
 - a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.
 - b. The minimum lot area for a townhome dwelling lot shall be one thousand five hundred (1,500) square feet.
 - c. The minimum lot area for a duplex, triplex or a quadraplex shall be five (5,000) square feet per unit.
 - d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight (8) units per acre.
 - e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be seventy-five (75) feet.
 - f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
 - g. The minimum lot width for other uses shall be sixty (60) feet.
 - h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shall be ninety (90) feet.
 - i. The minimum lot depth for townhome development shall be ninety (90) feet.
 - j. The minimum lot depth for other uses shall be seventy (70) feet.
 - (2) *Yards.*

- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
- b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
- d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
- g. All other uses: The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
- h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

- a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.
- b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.
- c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4) *Buildings heights.* No building shall exceed forty-five (45) feet above grade.

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the Indian River may not exceed eight (8) units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 22-58, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one (1) density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supporting infrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought:

a. *Landscaping.*

- 1. Landscape area requirements as specified in section 22-59 shall be increased by twenty (20) per cent;

2. Landscape tree planting requirements as specified in section 22-59 shall be increased by twenty (20) per cent;
3. Minimum height levels of required trees at time of planting, as specified in subsection 22-59(b)(3)b.1. shall be increased by fifty (50) per cent;
4. Landscape irrigation/sprinkler systems shall be installed;
5. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of development.

(6) *Additional requirements dwelling, townhome.*

- a. **Ownership:** One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
- b. **Common Area:** Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following. Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
- c. **Parking:** Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
- d. **Access:** When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.
- e. **Yards:** Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one (1) residential building will be allowed on the lot, except one (1) building without kitchen facilities may be allowed as a guest house.
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.
- (5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (7) Conditional uses will meet the requirements in sections 22-74 through 22-86

- (8) Signs will comply with standards referred to in section 22-55
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 10. Sections 22-28(b) and 22-28(c) are hereby amended so that the same shall read as follows:

Sec. 22-28. - High Density Residential zone (R-5).

- (a) *Purpose.* This residential category is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed fifteen (15) units per acre for conventional developments and eighteen (18) units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an R-5 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Triplexes and quadraplexes.~~
 - ~~(2) Multifamily housing developments.~~
 - ~~(3) Within multifamily housing developments the following uses are permitted, provided that all such uses are located within an apartment structure and the area of the individual businesses combined does not comprise more than five (5) per cent of the total floor area:~~
 - ~~a. Personal service establishments such as a beauty parlor, barber shop, tailor and other similar uses, provided not more than three (3) persons are employed in any one establishment.~~
 - ~~b. Retail sales establishments primarily for the use of the tenants, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet.~~
 - ~~c. Doctors' offices and medical clinics primarily for the use of the tenants, provided that any one establishment does not exceed one thousand two hundred (1,200) square feet.~~
 - ~~(4) Townhome dwellings.~~
 - ~~(5) Home occupations which satisfy requirements in section 22-63~~
 - ~~(6) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an R-5 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Innovative residential developments which satisfy standards in section 22-82~~
 - ~~(2) Single-family dwellings and duplexes.~~
 - ~~(3) Mobile home parks.~~
 - ~~(4) Boarding houses.~~
 - ~~(5) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~
 - ~~(6) Churches, schools and day care centers.~~
 - ~~(7) Park or recreation areas.~~

- ~~(8) Community centers and nonprofit clubs.~~
- ~~(9) Cemeteries.~~
- ~~(10) Public utility structures, such as utility substations.~~
- ~~(11) Neighborhood commercial uses listed in subsection 22-30(b).~~
- ~~(12) Dwelling rentals.~~
- ~~(13) Restaurants that do not meet the criteria specified in subsection 22-28(b)(3).~~
- ~~(14) Student housing.~~

(d) *Basic use standards.* Uses in an R-5 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) *Lot size.*
 - a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.
 - b. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
 - c. The minimum lot area for a duplex shall be seven thousand (7,000) square feet.
 - d. The minimum lot area for a triplex and quadraplex shall be twenty-five hundred (2,500) square feet per unit.
 - e. Multifamily housing developments will utilize a lot with a gross density that shall not exceed fifteen (15) units per acre.
 - f. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be sixty (60) feet.
 - g. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
 - h. The minimum lot width for other uses will be sixty (60) feet.
 - i. The minimum lot depth for duplexes, triplexes, quadraplexes and multifamily housing developments shall be eighty (80) feet.
 - j. The minimum lot depth for other uses will be seventy (70) feet.
 - k. The minimum lot depth for townhome development shall be ninety (90) feet.
- (2) *Yards.* The following yard requirements shall apply except when a lot has a building over forty-five (45) feet tall. In such cases, side and rear requirements and the minimum distance between residential buildings located on the same property will be increased by one foot for every foot the tallest building on the lot exceeds forty-five (45) feet in height.
 - a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
 - b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily housing developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
 - c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

- d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily housing developments.
- f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
- g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
- h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3) *Lot coverage.*

- a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.
- b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.
- c. Buildings in other developments shall not cover more than forty-five (45) per cent of the lot area.

(4) *Building heights.* No building shall exceed two hundred (200) feet above grade.

(5) *Additional requirements dwelling, townhome.*

- a. **Ownership:** One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.
- b. **Common area:** Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).
- c. **Parking:** Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.
- d. **Access:** When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.
- e. **Yards:** Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(e) *Other applicable use standards.*

- (1) All multifamily housing developments with twenty (20) or more dwelling units shall be subject to site plan review procedures specified in section 22-58
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.
- (3) On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.
- (4) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet, or the minimum frontage for a townhome development shall be sixteen (16) feet.
- (5) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (6) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (7) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (8) Signs will comply with standards referred to in section 22-55
- (9) All other applicable ordinance requirements will also be satisfied.

SECTION 11. Sections 22-29(b) and 22-29(c) are hereby amended so that the same shall read as follows:

Sec. 22-29. - Office commercial zone (C-1).

- (a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
- ~~(b) *Semi-restricted uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Finance, insurance and real estate establishments, such as banks, savings and loan associations, credit unions, security and commodity brokers, life insurance companies, car insurance companies and real estate companies.~~
 - ~~(2) Business service establishments, such as employment services, advertising services, consumer credit and reporting services, collection services, mailing services and building maintenance services.~~
 - ~~(3) Communication service establishments, such as newspaper and printing services, television and radio services (except transmission towers) and telephone and telegraph services (except transmission towers).~~
 - ~~(4) Professional service establishments, except hospitals, such as doctors' offices, medical clinics and laboratories, legal services, engineering and architectural services and accounting, auditing and bookkeeping services.~~
 - ~~(5) Administrative offices for businesses, public uses or semi-public uses.~~
 - ~~(6) Home occupations which satisfy requirements in section 22-63~~
 - ~~(7) Temporary uses meeting the requirements in section 22-65~~

~~(c) *Conditional uses.* The following uses and their accessory uses are permitted in a C-1 zone if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Any of the following uses which are located on the ground floor of a building with offices and which are intended primarily for employees of semi-restricted uses located in the C-1 zone:~~

~~a. Restaurants.~~

~~b. Barber shops.~~

~~c. Beauty shops.~~

~~d. Laundry and dry cleaning establishments.~~

~~e. Shoe repair services.~~

~~f. Small drug stores.~~

~~(2) Commercial off-street parking lots.~~

~~(3) Hospitals, convalescent or nursing homes, and adult congregate living facilities. Maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.~~

~~(4) Post offices.~~

~~(5) Park or recreation areas.~~

~~(6) Cemeteries.~~

~~(7) Public utility structures, such as utility substations.~~

~~(8) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-4 zone.~~

~~(9) Day care centers which are intended primarily for use by employees of permitted uses located in the C-1 zone.~~

~~(10) Residential uses, when located in the upper stories of a structure where the ground floor is developed as a semi-restricted use. Residential density shall not exceed eighteen (18) units an acre.~~

~~(d**b**) *Basic use standards.* Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~

~~(1) Lot size.~~

~~a. The minimum lot area shall be ten thousand (10,000) square feet.~~

~~b. The minimum lot width shall be seventy (70) feet.~~

~~c. The minimum lot depth shall be ninety (90) feet.~~

~~(2) Yards.~~

~~a. The minimum depth of the front yard will be twenty-five (25) feet.~~

~~b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.~~

~~(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.~~

~~(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.~~

(e) *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 12. Sections 22-30(b) and 22-30(c) are hereby amended so that the same shall read as follows:

Sec. 22-30. - Neighborhood commercial zone (C-2).

- (a) *Purpose.* This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-2 zone if no more than five thousand (5,000) square feet of floor area is devoted to each use, if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~
 - ~~(2) Grocery, meat, fruit and vegetable stores.~~
 - ~~(3) Bakeries.~~
 - ~~(4) Drugstores.~~
 - ~~(5) Hardware stores.~~
 - ~~(6) Beauty shops.~~
 - ~~(7) Barber shops.~~
 - ~~(8) Laundry and dry cleaning establishments.~~
 - ~~(9) Home occupations which satisfy requirements in section 22-63~~
 - ~~(10) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-2 zone if no more than five thousand (5,000) square feet of floor area are devoted to each use and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Restaurants, banks and savings and loan associations which do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle.~~
- ~~(2) Gasoline service stations and car washes.~~
- ~~(3) Neighborhood health centers.~~
- ~~(4) Churches and day care centers.~~
- ~~(5) Park or recreation areas.~~
- ~~(6) Libraries.~~
- ~~(7) Fire stations.~~
- ~~(8) Community centers and nonprofit clubs.~~
- ~~(9) Public utility structures, such as utility substations.~~
- ~~(10) Cemeteries.~~
- ~~(11) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-4 zone.~~

(db) *Basic use standards.* Uses in a C-2 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) *Yards.*

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) *Building height.* No building shall exceed a height of forty-five (45) feet above grade.

(ec) *Other applicable use standards.*

- (1) Site plan review shall be required for multifamily housing developments with twenty (20) or more dwelling units and for other uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage, and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 13. Sections 22-31(b) and 22-31(c) are hereby amended so that the same shall read as follows:

Sec. 22-31. - General commercial zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-3 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
- ~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~
 - ~~(2) Retail sales establishments (including incidental manufacturing and repairing of goods on the premises, provided, however, that the space devoted to manufacturing and repairing does not exceed twenty (20) per cent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, book stores, newsstands, stationery stores, drug stores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities.~~
 - ~~(3) Motels/hotels.~~
 - ~~(4) Personal service establishments, such as laundering and dry cleaning establishments (except those which primarily serve other businesses), beauty and barber services, garment alterations and funeral homes.~~
 - ~~(5) Repair service establishments which facilitate light repair work, including: Auto repair such as tune ups, transmissions, mufflers, reupholstering, pinstriping (excludes auto body and paint shops) and truck repair not to exceed trucks over one-ton capacity; radio and television repair services; watch, clock and jewelry repair services, and shoe repair services.~~
 - ~~(6) Educational service establishments, such as vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.~~
 - ~~(7) Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities.~~
 - ~~(8) Private indoor amusement, entertainment and/or recreation establishments, such as theaters, bowling alleys, pool halls, dance halls and indoor tennis courts and handball and swimming pool facilities.~~
 - ~~(9) Taxi stations.~~
 - ~~(10) Commercial off-street parking lots.~~
 - ~~(11) Temporary uses meeting the requirements in section 22-65~~
 - ~~(12) Adult establishments, pursuant to Chapter 11.5~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Repair service establishments not allowed as a semi-restricted use in this zone.~~
- ~~(2) Wholesale trade, warehouse and distribution establishments (including trucking terminals).~~
- ~~(3) Contract construction service establishments.~~
- ~~(4) Kennels.~~
- ~~(5) Bus depots.~~
- ~~(6) Hospitals, sanitariums, rest homes, convalescent homes, and adult congregate living facilities. The maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.~~
- ~~(7) Public utility structures and public works maintenance facilities.~~
- ~~(8) Cemeteries.~~
- ~~(9) Amusement parks.~~
- ~~(10) Marinas, including marinas with charter fishing facilities.~~
- ~~(11) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~
- ~~(12) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~
- ~~(13) Reserved.~~
- ~~(14) Flea markets.~~
- ~~(15) Nonprofit bingo halls.~~
- ~~(16) Industrial, semi-restricted uses permitted in section 22-34(b) [Light industrial zone (I-1)] except the uses specified in sections 22-34(b)(6) and (7).~~
- ~~(17) Ship and boat building and repair facilities.~~
- ~~(18) Recreational vehicle parks.~~
- ~~(19) Day care centers and schools other than educational service establishments.~~
- ~~(20) Railroad passenger station.~~
- ~~(21) Amusement arcades and arcade amusement centers.~~

~~(d)~~ *Basic use standards.* Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) Lot size.
 - a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
- (2) Yards.
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
- (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

- (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(ec) Other applicable use standards.

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.
- (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand (1,000) feet from any other adult establishment:
 - b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
 - c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
- (10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any residential district, playground, school or park.

SECTION 14. Sections 22-32(b) and 22-32(c) are hereby amended so that the same shall read as follows:

Sec. 22-32. - Central commercial zone (C-4).

- (a) *Purpose.* This district is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.
- ~~(b) *Semi-restricted uses permitted.* Except for the following uses and their accessory uses, uses permitted in a C-3 zone as semi-restricted uses will be permitted in a C-4 zone as semi-restricted uses if the uses do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle and if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws.~~
 - ~~(1) Retail sales establishments selling automobiles or other large motorized vehicles.~~
 - ~~(2) Post offices, police stations and fire stations.~~
 - ~~(3) Taxi stations.~~

~~(4) Commercial off-street parking lots.~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-4 zone as conditional uses if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses permitted in subsection (b) of this section that have drive-in purchases or service facilities which make it possible for a person to transact business from a vehicle.~~

~~(2) Stores selling or repairing automobiles or other large motorized vehicles.~~

~~(3) Bus depots and taxi stations.~~

~~(4) Commercial off-street parking lots.~~

~~(5) Hospitals, sanitariums, rest homes and convalescent homes.~~

~~(6) Post offices, police stations and fire stations.~~

~~(7) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~

~~(8) Marinas, including marinas with charter fishing facilities.~~

~~(9) Manufacturing, other than that allowed as an accessory use in subsection (b) of this section, which provides an opportunity for safe public viewing of the manufacturing, and involves production of products for retail sale on the premises.~~

~~(10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~

~~(11) Public utility structures.~~

~~(12) Flea markets.~~

~~(13) Residential uses, when located in the upper stories of a structure where the ground floor is developed as a semirestricted use. Residential density shall not exceed thirty (30) units an acre.~~

~~(14) Railroad passenger station.~~

~~(d**b**) *Basic use standards.* Uses in a C-4 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~

~~(1) Yards. The minimum yard depth for portions of the property abutting a residential district or across an existing street from a residential district will be fifteen (15) feet.~~

~~(2) Reserved.~~

~~(e**c**) *Other applicable use standards.*~~

~~(1) Uses identified as a permitted use within the Use Table are only permitted if they do not include drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle. Uses identified as a permitted use within the Use Table that have drive-in purchase or service facilities which make it possible for a person to transact business from a vehicle shall be allowed as a Conditional Use.~~

~~(12) Site plan review shall be required for all uses which have buildings with more than four thousand (4,000) square feet of floor area.~~

~~(23) Indoor storage will not be the principal use of the ground floor of any building.~~

~~(34) Accessory buildings shall comply with yard, lot coverage and building height requirements of this chapter.~~

- (45) Every lot shall abut a street other than an alley for at least fifteen (15) feet.
- (56) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (67) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (78) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (89) Signs will comply with standards referred to in section 22-55
- (910) All other applicable ordinance requirements will also be satisfied.

SECTION 15. Sections 22-33(b) and 22-33(c) are hereby amended so that the same shall read as follows:

Sec. 22-33. - Tourist commercial zone (C-5).

- (a) *Purpose.* The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.
- ~~(b) *Semi-restricted uses permitted.* The following uses are permitted in a C-5 zone as semirestricted uses if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Restaurants, delicatessens and bars.~~
 - ~~(2) Motels, hotels and resort hotels.~~
 - ~~(3) Retail sales and service establishments, provided that any one establishment does not exceed one thousand six hundred (1,600) square feet in area.~~
 - ~~(4) Service facilities which provide personal services in conjunction with and incidental to a motel.~~
 - ~~(5) Amusement, entertainment and/or recreation establishments.~~
 - ~~(6) Home occupations which satisfy requirements in section 22-63~~
 - ~~(7) Temporary uses which fulfill provisions in section 22-65~~
 - ~~(8) Single family homes which satisfy requirements in section 22-101(2)b.~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-5 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Retail foodstuff establishments, and drug stores not over five thousand (5,000) square feet in size.~~
 - ~~(2) Self service laundries.~~
 - ~~(3) Gasoline service stations.~~
 - ~~(4) Branch financial institutions.~~
 - ~~(5) Commercial off street parking lots.~~
 - ~~(6) Neighborhood health centers.~~
 - ~~(7) Hospitals, sanitariums, rest homes, convalescent homes and adult congregate living facilities.~~

~~(8) Churches and day care centers.~~

~~(9) Public and semi-public park or recreation areas.~~

~~(10) Libraries.~~

~~(11) Fire stations.~~

~~(12) Community centers and nonprofit clubs.~~

~~(13) Cemeteries.~~

~~(14) Public utility structures, such as utility substations.~~

~~(15) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone and standards for Hutchinson Island.~~

~~(16) Medical offices.~~

(db) *Basic use standards.* Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of forty-five (45) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.

(ec) *Other applicable use standards.*

- (1) Site plan review shall be required for multifamily housing developments and for other uses which have buildings with more than four thousand (4,000) feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 16. Sections 22-33.1(b) and 22-33.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-33.1. - Marine commercial zone (C-6).

- (a) *Purpose.* The intent of this district is primarily to provide suitable locations for compatible marine commercial and tourist-related facilities. In part, this means that areas in the zone should be in close proximity to an arterial or collector street and should also be located in close proximity to the waterfront. The requirements in this zone recognize that certain marine oriented commercial activities can be compatible with activities that are more tourist-related and when combined can create a special environment. The uses laid out in this zone are not meant to be as inclusive as those found in a general commercial zone, but rather should be reserved for uses that are dependent on or benefit from proximity to the water.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in a C-6 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning provisions and other city laws:~~
- ~~(1) Restaurants and restaurants with bars.~~
 - ~~(2) Seafood retailers and markets.~~
 - ~~(3) Retail boat and marine equipment sales establishments.~~
 - ~~(4) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts, groceries, and other products that are marine or tourist oriented.~~
 - ~~(5) Marinas, including marinas with charter fishing facilities.~~
 - ~~(6) Ship and boat repair facilities.~~
 - ~~(7) Charter fishing offices.~~
 - ~~(8) Marine regulatory agencies.~~
 - ~~(9) Offices for marine related businesses.~~
 - ~~(10) Marine research and educational facilities.~~
 - ~~(11) Motels and hotels.~~
 - ~~(12) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-6 zone if the uses satisfy the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning provisions and other city laws:~~
- ~~(1) Seafood receiving and processing facilities.~~
 - ~~(2) Warehousing, storage areas, wholesale facilities and distribution facilities for marine equipment, marine products, marine-related products and/or materials customarily shipped via waterborne transportation facilities.~~
 - ~~(3) Shipbuilding facilities.~~
 - ~~(4) Shipping and boat marine facilities.~~
 - ~~(5) Public utility structures and public works.~~
 - ~~(6) Maintenance facilities.~~
 - ~~(7) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 zone.~~
 - ~~(8) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions of section 22-102~~
 - ~~(9) Parks or recreational areas.~~

~~(10) Resort hotels.~~

~~(11) Bars and lounges not otherwise allowed in section 22-33.1(b).~~

~~(d)~~ *Basic use standards.* Uses in a C-6 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting the public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Building shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed the height of sixty-five (65) feet above grade, except that multifamily housing developments in accordance with the requirements of the R-5 zone may be approved.

~~(e)~~ *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet.
- (2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements of sections 22-74 through 22-87
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 17. Sections 22-34(b) and 22-34(c) are hereby amended so that the same shall read as follows:

Sec. 22-34. - Light industrial zone (I-1).

(a) *Purpose.* The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Facilities for the assembly of electronics equipment or electrical appliances.~~

- ~~(2) Facilities for the production, assembling and/or packaging of precision instruments.~~
 - ~~(3) Printing, lithography and publishing establishments.~~
 - ~~(4) Research, experimental, testing and film laboratories.~~
 - ~~(5) Bottling plants.~~
 - ~~(6) Wholesale trade, warehouse and distribution establishments, including trucking and railroad terminals.~~
 - ~~(7) Bulk storage yards, including bulk storage of flammable liquids and other hazardous materials if the location and treatment of the premises have been approved by the Chief of the Fort Pierce/Saint Lucie County Fire District, but excluding junkyards.~~
 - ~~(8) Retail sales establishments which sell building materials, agricultural equipment and/or mobile homes.~~
 - ~~(9) Welding or machine shops.~~
 - ~~(10) Contract construction service establishments.~~
 - ~~(11) Commercial and industrial laundries.~~
 - ~~(12) Cold storage and ice processing facilities.~~
 - ~~(13) Public utility structures and public works maintenance facilities.~~
 - ~~(14) Temporary uses meeting the requirements of section 22-65~~
 - ~~(15) Farmers market complexes, on publicly owned land.~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-1 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
- ~~(1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuff and other semi-finished or finished products from semi-finished or raw materials.~~
 - ~~(2) Junkyards.~~
 - ~~(3) Restaurants.~~
 - ~~(4) Credit unions and branch offices of banks or savings and loan associations.~~
 - ~~(5) Hiring halls, union halls and employment agencies.~~
 - ~~(6) Vocational, technical, trade and industrial schools.~~
 - ~~(7) Park or recreation areas.~~
 - ~~(8) Fire stations.~~
 - ~~(9) Security guard quarters.~~
 - ~~(10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~
 - ~~(11) Major utilities.~~
 - ~~(12) Any structure over sixty five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.~~
 - ~~(13) Ship and boat building and repair facilities.~~
 - ~~(14) Railroad passenger station.~~

(db) *Basic use standards.* Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) Lot size.
 - a. The minimum lot width shall be one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
- (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(ec) *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 18. Sections 22-34.1(b) and 22-34.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-34.1. - Heavy industrial zone (I-3).

(a) *Purpose.* The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-3 zone if the uses will not violate standards referred to in subsections (d) and (e); additional zoning ordinance provisions and other city laws:~~

- ~~(1) Any use permitted in subsection 22-34(b).~~
- ~~(2) Agricultural services.~~
- ~~(3) Construction services:~~
 - ~~a. *Building construction*—General contractor;~~
 - ~~b. *Other construction*—General contractors;~~
 - ~~c. *Construction*—Special trade contractors.~~
- ~~(4) Docks and boathouses (private).~~
- ~~(5) Engineering services.~~
- ~~(6) Manufacturing.~~

- a.— ~~Food and kindred products.~~
- b.— ~~Tobacco products.~~
- c.— ~~Textile mill products.~~
- d.— ~~Apparel and other finished products.~~
- e.— ~~Lumber and wood products, except furniture.~~
- f.— ~~Furniture and fixtures.~~
- g.— ~~Printing and publishing and allied industries.~~
- h.— ~~Chemicals and allied products:~~
 - 1.— ~~Drugs.~~
 - 2.— ~~Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations.~~
 - 3.— ~~Agricultural chemicals.~~
- i.— ~~Rubber and misc. plastic products.~~
- j.— ~~Leather and leather products.~~
- k.— ~~Glass:~~
 - 1.— ~~Flat glass.~~
 - 2.— ~~Glass and glassware—Pressed or blown.~~
 - 3.— ~~Glass products—Made of purchased glass.~~
- l.— ~~Fabricated metal products.~~
- m.— ~~Industrial/commercial machinery and computer equipment.~~
- n.— ~~Electronic and other electrical equipment and components, except computer equipment.~~
- o.— ~~Transportation equipment.~~
- p.— ~~Measuring, analyzing and controlling instruments.~~
- q.— ~~Miscellaneous manufacturing industries:~~
 - 1.— ~~Jewelry, silverware, and platedware.~~
 - 2.— ~~Musical instruments and parts.~~
 - 3.— ~~Dolls, toys, games and sporting goods.~~
 - 4.— ~~Pens, pencils and other office and artists' materials.~~
 - 5.— ~~Costume jewelry, costume novelties, and notions.~~
 - 6.— ~~Brooms and brushes.~~
 - 7.— ~~Signs and advertising displays.~~
 - 8.— ~~Morticians' goods.~~
 - 9.— ~~Manufacturing industries, NIC.~~
- r.— ~~Paper and allied products:~~
 - 1.— ~~Paperboard containers and boxes.~~
 - 2.— ~~Converted paper and paperboard products.~~

- ~~(7) Local and suburban transit.~~
- ~~(8) Water transportation.~~
- ~~(9) Transportation services.~~
- ~~(10) Communications.~~
- ~~(11) Motor freight transportation and warehousing.~~
- ~~(12) Motion pictures.~~
- ~~(13) Membership organizations.~~
- ~~(14) Personal and business services.~~
- ~~(15) Research, development, and testing services.~~
- ~~(16) Repair services:~~
 - ~~a.—Automotive and automotive parking.~~
 - ~~b.—Electrical.~~
 - ~~c.—Watch, clock and jewelry repair.~~
 - ~~d.—Reupholstery and furniture repair.~~
 - ~~e.—Miscellaneous repairs and services.~~
- ~~(17) Retail trade:~~
 - ~~a.—Lumber and other building materials.~~
 - ~~b.—Paint, glass and wallpaper.~~
 - ~~c.—Hardware.~~
 - ~~d.—Nurseries, lawn and garden supplies.~~
 - ~~e.—Mobile home dealers.~~
 - ~~f.—Automotive/boat/RV/motorcycle dealers.~~
 - ~~g.—Gasoline service.~~
 - ~~h.—Furniture and furnishings.~~
- ~~(18) Telecommunication towers.~~
- ~~(19) Wholesale trade—Durable goods:~~
 - ~~a.—Motor vehicle and automotive equipment.~~
 - ~~b.—Furniture and home furnishings.~~
 - ~~c.—Lumber and other building materials.~~
 - ~~d.—Professional and commercial equipment/supplies.~~
 - ~~e.—Metals and minerals, except petroleum.~~
 - ~~f.—Electrical goods.~~
 - ~~g.—Hardware, plumbing and heating equipment, and supplies.~~
 - ~~h.—Machinery, equipment, and supplies.~~
 - ~~i.—Miscellaneous durable goods:~~
 - ~~1.—Sporting and recreational goods.~~

- 2.—Toys and hobby goods.
- 3.—Jewelry, watches, precious stones and metals.
- 4.—Durable goods NEC.

~~(20) Wholesale trade—Nondurable goods:~~

- a.—Paper and paper products.
- b.—Drugs.
- c.—Dry goods and apparel.
- d.—Groceries and related products.
- e.—Farm products—Raw materials.
- f.—Chemicals and allied products.
- g.—Beer, wine, and distilled alcoholic beverages.
- h.—Miscellaneous nondurable goods:
 - 1.—Farm supplies.
 - 2.—Books, periodicals, and newspapers.
 - 3.—Flowers, nursery stock and florists' supplies.
 - 4.—Tobacco/tobacco products.
 - 5.—Paints, varnishes and supplies.
 - 6.—Nondurable goods, NEC.

~~(21) Mobile food vendors.~~

~~(c) Conditional uses permitted. The following uses and their accessory uses are permitted in an I-3 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e), additional zoning ordinance provisions and other city laws:~~

- ~~(1) Any conditional use permitted in subsection 22-34(c).~~
- ~~(2) Airport, landing and takeoff fields—General aviation.~~
- ~~(3) Manufacturing:~~
 - a.—Paper and allied products.
 - b.—Chemicals and allied products.
 - c.—Petroleum refining and related products.
 - d.—Stone, clay, glass and concrete products.
 - e.—Primary metal industries.
 - f.—Ammunition and ordnance.
- ~~(4) Natural or manufactured gas storage and distribution points.~~
- ~~(5) Scrap, waste and land clearing and yard trash recycling operations.~~
- ~~(6) Warehousing and storage services—Stockyards.~~
- ~~(7) Wholesale trade—Nondurable goods:~~
 - a.—Petroleum and petroleum products.

~~(8) Co-generation facilities.~~

~~(9) Fueling facilities.~~

~~(10) Industrial wastewater disposal.~~

~~(11) One detached single family dwelling or mobile home for on-site security purposes per property.~~

~~(12) Retail:~~

~~a. Bottled gas.~~

~~b. Fuel oil.~~

~~c. Gasoline service stations.~~

~~d. Retail trade accessory to the primary manufacturing or wholesaling use.~~

~~(d)~~ *Basic use standards.* Uses in an I-3 zone must meet the requirements of this section. More-restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot width shall be one hundred (100) feet

b. The minimum lot depth shall be one hundred (100) feet

(2) *Yards.* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

~~(e)~~ *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (25,000 square feet of floor area).

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet

(4) Conditional uses will meet the requirements in sections 22-74 through 22-86

(5) Signs will comply with standards referred to in section 22-55

(6) All other applicable ordinance requirements will also be satisfied.

~~(f)~~ *Parking and loading standards.* The following are the off-street parking and loading standards for the I-3 zone:

(1) *Parking.*

a. Less than one hundred thousand (100,000) square feet = 2.0 spaces per one thousand (1,000) square feet of floor area.

b. More than one hundred thousand (100,000) square feet = 1.0 space per one thousand (1,000) square feet of floor area.

(2) *Loading.*

a. Zero to twenty-four thousand, nine hundred ninety-nine (24,999) square feet = one loading space.

b. Twenty-five thousand (25,000) to fifty-nine nine hundred ninety-nine (59,999) square feet = two (2) loading spaces.

c. Sixty thousand (60,000) to one hundred nineteen thousand, nine hundred ninety-nine (119,999) square feet = three (3) loading spaces.

- d. One hundred twenty thousand (120,000) to one hundred ninety-nine thousand nine hundred ninety-nine (199,999) square feet = four (4) loading spaces.
- e. Two hundred thousand (200,000) to two hundred ninety-nine thousand, nine hundred ninety-nine (299,999) square feet = five (5) loading spaces.

~~(ge)~~ *Annexed property assigned I-3 zoning.* This subsection shall apply to any annexed property that does not comply with subsections (d) and (e) at the time of annexation. Any property annexed and assigned I-3 zoning shall be allowed to continue all uses occurring on the property at the time of annexation. No modifications to any part of the property shall be required by the city. In the event the annexed property is damaged or destroyed due to fire or natural disaster, then the property owner shall be permitted to reconstruct the property to the form, manner and condition the property was in prior to the damage or destruction notwithstanding any non-compliance with subsections(d) and (e). Property annexed and assigned I-3 zoning is exempt from [section] 22-67

SECTION 19. Sections 22-35(b) and 22-35(c) are hereby amended so that the same shall read as follows:

Sec. 22-35. - Marine industrial zone (I-2).

- (a) *Purpose.* This zone is intended primarily to provide a location for port activities, marine industry and supporting uses. In addition, certain nonindustrial water-oriented uses and uses associated with them may be permitted. The district is designed to exclude uses which can be located equally well elsewhere and are inconsistent with the character of the district. Large areas with adequate waterfront, street and railroad access are appropriate for this type of zoning.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Shipping and port marine facilities.~~
 - ~~(2) Seafood receiving and processing facilities.~~
 - ~~(3) Commercial fishing facilities.~~
 - ~~(4) Ship and boat building and repair facilities.~~
 - ~~(5) Petroleum receiving, dispensing and storage facilities.~~
 - ~~(6) Warehousing, storage areas, wholesale facilities and distribution facilities (including trucking terminals) for marine equipment, marine products, marine related products and/or materials customarily shipped via waterborne transportation facilities.~~
 - ~~(7) Cold storage and ice processing facilities.~~
 - ~~(8) Charter fishing offices.~~
 - ~~(9) Fish cleaning establishments.~~
 - ~~(10) Marine regulatory agencies.~~
 - ~~(11) Marine research and education facilities.~~
 - ~~(12) Aquaculture facilities permitted in conjunction with aquatic facilities in an adjacent A-1 or A-2 zone.~~
 - ~~(13) Temporary uses meeting the requirements of section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-2 zone if the uses satisfy the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuffs and other semi-finished or finished products from semi-finished or raw materials.~~
- ~~(2) Restaurants and bars.~~
- ~~(3) Seafood markets.~~
- ~~(4) Retail boat and marine equipment sales establishments.~~
- ~~(5) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts, groceries and gasoline when the facilities are in conjunction with and incidental to other uses being allowed in the district.~~
- ~~(6) Commercial off-street parking lots.~~
- ~~(7) Marinas, including marinas with charter fishing facilities.~~
- ~~(8) Hiring halls, union halls and employment agencies.~~
- ~~(9) Park or recreation areas.~~
- ~~(10) Public utility structures and public works maintenance facilities.~~
- ~~(11) Fire stations.~~
- ~~(12) Security guard quarters.~~
- ~~(13) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102~~
- ~~(14) Business, communication, finance and professional services.~~
- ~~(15) Major utilities.~~
- ~~(16) Any structure over sixty-five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.~~

~~(d)~~ *Basic use standards.* Uses in an I-2 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

- (1) Lot size.
 - a. The minimum lot width shall be one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
- (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

~~(e)~~ *Special conditional use criteria.* No conditional use will be allowed in an I-2 zone unless it meets one or more of the following criteria:

- (1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:
 - a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities; fish or other resource and material receiving and shipping); or
 - b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or
 - c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or

- d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

(2) The use is a water-related use, which means that:

- a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, using products of or offering commercial or personal services to water-dependent uses); or
- b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).

(3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.

(4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.

(5) The use is an accessory use important to the operations of the principal use.

(6) The use is a temporary use which meets the requirements of section 22-65

~~(f)~~ *Other applicable use standards.*

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(6) Conditional uses will meet the requirements in sections 22-74 and 22-86

(7) Signs will comply with standards referred to in section 22-55

(8) All other applicable ordinance requirements will also be satisfied.

SECTION 20. Sections 22-35.1(b) and 22-35.1(c) are hereby amended so that the same shall read as follows:

Sec. 22-35.1. - Commercial parkway zone (CP-1).

(a) *Purpose.* The CP-1 district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in the CP-1 zone if the uses will not violate standards referred to in subsections (d), (e), or (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses allowed as semi-restricted uses in a C-1 zone.~~

~~(2) Printing, lithography and publishing establishments.~~

- ~~(3) Research, experimental and film laboratories.~~
- ~~(4) Wholesale trade, warehouse and distribution establishments, including trucking terminals.~~
- ~~(5) Repair service establishments (excluding auto body and paint shops) including, but not limited to, auto repair, pinstriping, truck repair, radio, and television, watch, clock, jewelry and shoe repair services.~~
- ~~(6) Contract construction service establishments.~~
- ~~(7) Commercial and industrial laundries.~~
- ~~(9) Facilities for the production, assembling and/or packaging of precision instruments.~~
- ~~(10) Manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Uses include, but are not limited to, food beverages, apparel (except leather and furs), textiles, pharmaceuticals, household appliances, and plastics.~~
- ~~(11) Temporary uses meeting the requirements in section 22-65~~
- ~~(e) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a CP-1 zone if the city commission, after a public hearing, determines that the location and development of plans comply with applicable standards referred to in subsections (d), (e) and (f) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Reserved.~~
 - ~~(2) Public and semi-public facilities, except for the following uses: hospitals, sanitariums, rest homes, convalescent homes, and public works maintenance facilities.~~
 - ~~(3) Commercial off-street parking lots and/or parking garages when such facilities are principal uses.~~
 - ~~(4) Public or private utility structures.~~
 - ~~(5) Auto body and paint shops.~~
 - ~~(6) Recycling facilities.~~
 - ~~(7) Bottling plants.~~
 - ~~(8) Retail sales establishments including, but not limited to, restaurants, bars, grocery stores, bakeries, department stores, clothing stores, gift shops, jewelry stores, sporting goods stores, furniture stores, appliance stores, hardware stores, building materials stores, agricultural equipment stores, auto parts stores, gasoline service stations, bicycle shops and auto and mobile home sales facilities.~~
 - ~~(9) Any structure over sixty five (65) feet in height.~~
 - ~~(10) Hotels and motels.~~
- ~~(d) *Basic use standards.* Uses in a CP-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~
 - (1) Lot size.
 - a. The minimum lot area shall be twenty thousand (20,000) square feet.
 - b. The minimum lot width shall be one hundred (100) feet.
 - c. The minimum lot depth shall be one hundred (100) feet.
 - (2) Yards.
 - a. The minimum depth of the front yard shall be twenty-five (25) feet.

- b. The minimum depth of the rear yard shall be twenty (20) feet.
- c. The minimum depth of the side yard shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be twenty (20) feet.

(3) *Lot coverage.* Buildings will not cover more than sixty (60) per cent of the lot area.

(4) *Building heights.* No building shall exceed a height of sixty-five (65) feet above grade.

~~(e)~~ *Open space standards.*

- (1) A minimum of twenty (20) per cent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas. At the request of the developer and subject to the approval of the city commission, use of recreational facilities may be offered to the general public. Areas that are natural or man-made floodways, lakes, and stormwater retention areas may be also be used to satisfy the total open space requirement.
- (2) All land dedicated for open space shall be under the legal control of the developer.

~~(f)~~ *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least sixty (60) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 21. Sections 22-36(b) and 22-36(c) are hereby amended so that the same shall read as follows:

Sec. 22-36. - General and recreational open space zone (OS-1).

- (a) *Purpose.* This zone is intended primarily for uses which, by their nature of development, contribute open space and visual relief, significant to the area's development pattern, in part, due to the scenic value or the buffering functions of the use. The zone is designed to achieve this by primarily allowing recreational uses.
- ~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an OS-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Park or recreation areas, except amusement parks.~~
 - ~~(2) Temporary uses which fulfill provisions in section 22-65~~
- ~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an OS-1 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~
 - ~~(1) Indoor amusement, entertainment and/or recreation establishments.~~

- ~~(2) Restaurants.~~
- ~~(3) Gift shops.~~
- ~~(4) Cemeteries.~~
- ~~(5) Marinas, community buildings, amphitheaters and museums.~~
- ~~(6) Public utility structures, such as utility substations, and public and semipublic uses.~~
- ~~(7) Major utilities.~~

~~(d)~~ *Basic use standards.* Uses in an OS-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses:

- (1) Lot size.
 - a. The minimum lot width shall be one hundred (100) feet.
 - b. The minimum lot depth shall be one hundred (100) feet.
- (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or residential district will be fifteen (15) feet.
- (3) Lot coverage. Buildings shall not cover more than forty (40) per cent of the lot area.
- (4) Building height. No building shall exceed a height of thirty-five (35) feet above grade.

~~(e)~~ *Other applicable use standards.*

- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (6) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (7) Signs will comply with standards referred to in section 22-55
- (8) All other applicable ordinance requirements will also be satisfied.

SECTION 22. Sections 22-37(b) and 22-37(c) are hereby amended so that the same shall read as follows:

Sec. 22-37. - Conservation open space zone (OS-2).

(a) *Purpose.* This district is for areas containing important natural environmental features which pose severe limitations on their suitability for development. It is the intent of the zone to retain to open character of the zone wherever possible by limiting the uses primarily to conservation, low intensity recreation and other compatible uses. Due to the sensitive environmental character of areas in the district, many users are allowed as conditional uses.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in an OS-2 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Game and wildlife management preserves.~~

- ~~(2) Low intensity recreation.~~
- ~~(3) Water reservoirs and control structures.~~
- ~~(4) Fire control towers.~~
- ~~(5) Home occupations which satisfy requirements in section 22-63~~
- ~~(6) Temporary uses which fulfill provisions in section 22-65~~
- ~~(7) Ancillary structures less than five hundred (500) square feet in size.~~

~~(e) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an OS-2 zone if the city and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Environmental research and education facilities.~~
- ~~(2) Game and wildlife management preserves.~~
- ~~(3) Aquaculture facilities.~~
- ~~(4) Agriculture.~~
- ~~(5) Single family dwellings, excluding mobile homes.~~
- ~~(6) Innovative residential developments.~~
- ~~(7) Public utility structures, such as utility substations.~~
- ~~(8) Ancillary structures over five hundred (500) square feet in size.~~
- ~~(9) Major utilities.~~

~~(db) *Basic use standards.* Uses in an OS-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.~~

- (1) Lot size.
 - a. The minimum lot area for single-family dwelling shall be five (5) acres.
 - b. The minimum lot width shall be one hundred (100) feet.
 - c. The minimum lot depth shall be two hundred (200) feet.
- (2) Yards.
 - a. The minimum depth of the front yard will be forty (40) feet.
 - b. The minimum depth of the side yard will be twenty (20) feet.
 - c. The minimum depth of the rear yard shall be thirty (30) feet.
- (3) Lot coverage. Buildings will not cover more than five (5) per cent of the lot.
- (4) Height of buildings. No building shall exceed a height of twenty-eight (28) feet above grade, except fire control towers.

~~(ec) *Other applicable use standards.*~~

- (1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (2) On any lot used for residential purposes, no more than one residential building will be allowed on a lot, except one building without kitchen facilities may be allowed as a guest house.

- (3) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (4) Conditional uses will meet the requirements in sections 22-74 through 22-86
- (5) Signs will comply with standards referred to in section 22-55
- (6) All other applicable ordinance requirements will also be satisfied.

SECTION 23. Sections 22-38(b) and 22-38(c) are hereby amended so that the same shall read as follows:

Sec. 22-38. - Aquatic conservation zone (A-1).

(a) *Purpose.* This district is intended to help assure that aquatic areas having exceptional biological, aesthetic, educational or scientific value are appropriately protected for future generations. The regulations are designed to encourage management of these areas for low to moderate intensities of use, with emphasis on maintaining the flow of aquatic resources and recreational benefits. To the extent practical, damage to the ecosystems of the affected aquatic and shoreland areas and adverse impacts on the public's use of the water should be minimized.

~~(b) *Semi-restricted uses permitted.*~~

- ~~(1) Navigational aids are allowed in an A-1 zone if no major alterations of the area are necessary and if other ordinance requirements are satisfied.~~
- ~~(2) Docks for single family homes located on the Indian River Lagoon, Inlet or other water bodies are allowed if other ordinance requirements are satisfied. Docks for single family homes that are located on canals within Surfside or Jennings Cove are subject to conditional use approval pursuant to subsection (c)(3).~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an A-1 zone if they meet the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:~~

- ~~(1) Water dependent recreation facilities.~~
- ~~(2) Aquaculture facilities.~~
- ~~(3) Dock/moorage facilities, other than permitted in subsection (b)(2)~~
- ~~(4) Marine research and/or education facilities.~~
- ~~(5) Major utilities.~~
- ~~(6) Land transportation facilities.~~

~~(d) *Building heights.* No building will exceed a height of twenty-five (25) feet above the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.~~

~~(e) *Special conditional use criteria.* No conditional use will be allowed in an A-1 zone unless it meets one or more of the following criteria:~~

- (1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:
 - a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities; fish or other resource and material receiving and shipping); or
 - b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or

- c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or
- d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

(2) The use is a water-related use, which means that:

- a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, or using products of or offering commercial or personal services to water-dependent uses); or
- b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).

(3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.

(4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.

(5) The use is an accessory use important to the operations of the principal use.

(6) The use is a temporary use which meets the requirements of section 22-65

~~(f)~~ *Other applicable use standards.*

(1) Accessory buildings shall comply with all building height requirements of this chapter.

(2) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(3) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61

(4) Conditional uses will meet the requirements in sections 22-74 and 22-86

(5) Signs will comply with standards referred to in section 22-55

(6) All other applicable ordinance requirements will also be satisfied.

~~(g)~~ *Unregulated activities.* The provisions of this district will not be interpreted to prohibit or regulate the following activities, unless the prohibition or regulation is specifically stated as a condition of approval of a conditional use:

(1) Filling.

(2) Dredging.

(3) Dredged material disposal.

(4) Bankline/stream alteration.

(5) Construction and repair of shoreline stabilization structures, mosquito control structures and dikes.

(6) Installing types of navigational structures not previously listed in this subsection.

SECTION 24. Sections 22-39(b) and 22-39(c) are hereby amended so that the same shall read as follows:

Sec. 22-39. - Aquatic development zone (A-2).

(a) *Purpose.* This district is intended for aquatic areas which should be managed primarily for navigation and other water-oriented uses, consistent with the need to minimize damage to

the ecosystem of the area. Water-dependent, water-related and other uses are allowed which are consistent with the character of nearby shoreland areas. Aquatic development areas may include areas suitable for navigation (including shipping and access channels and turning basins), areas adjacent to developed or developable shorelands which may need to be altered to provide navigational access or create new land for water-oriented uses and other appropriate areas.

~~(b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an A-2 zone as a semi-restricted use if: No dredging or filling is necessary; piers and/or similar facilities are not required in new locations; and the use will not violate standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Any of the following uses when access to the facilities is provided from property in an I-2 zone by piers or similar means:~~

- ~~a. Shipping and/or port marine facilities.~~
- ~~b. Ship and boat building and repair facilities.~~

~~(2) Any of the following uses when access to the facilities is provided from property in an I-2, C-3, C-4 or C-5 zone by piers or similar means:~~

- ~~a. Commercial fishing facilities.~~
- ~~b. Charter fishing facilities.~~
- ~~c. Petroleum receiving, dispensing and/or storage facilities for marine use.~~
- ~~d. Storage areas for marine equipment.~~
- ~~e. Cold storage and/or reprocessing facilities.~~
- ~~f. Fish cleaning establishments.~~
- ~~g. Marine regulatory agencies.~~
- ~~h. Marine research and education facilities.~~

~~(3) Navigational aids.~~

~~(c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an A-2 zone if they meet the criteria in subsection (e) of this section and if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (f) of this section, additional zoning ordinance provisions and other city laws:~~

~~(1) Uses listed in subsection (b) of this section which require new piers or similar facilities, dredging and/or filling.~~

~~(2) Marinas.~~

~~(3) Water-dependent recreation.~~

~~(4) Aquaculture facilities.~~

~~(5) Major utilities.~~

~~(6) Land transportation facilities.~~

~~(7) Restaurants and bars.~~

~~(8) Seafood markets.~~

~~(9) Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, gifts and groceries when the facilities are in conjunction with and incidental to other uses being allowed in the district.~~

(~~b~~) *Building heights.* No building will exceed a height of forty-five (45) feet above the mean high tide line in tidal areas and the ordinary high water line in nontidal areas.

(~~c~~) *Special conditional use criteria.* No conditional use will be allowed in an A-2 zone unless it meets one or more of the following criteria:

- (1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:
 - a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities or fish or other resource and material receiving and shipping); or
 - b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or
 - c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or
 - d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).
- (2) The use is a water-related use, which means that:
 - a. It provides goods and/or services that are directly associated with water-dependent uses (supplying materials to, or using products of or offering commercial or personal services to water-dependent uses); or
 - b. If it were not located near the water, it would experience a public loss of quality in the goods and services offered (evaluation of public loss of quality will include a subjective consideration of economic, social and environmental consequences of the use).
- (3) The use which is not the primary use of the structure, shares an existing structure with a water-dependent use or water-related use and the combination results in a multiple use facility.
- (4) The project provides significant public access or recreation uses through the provision of waterfront seating, walkways, piers, street furniture or similar facilities.
- (5) The use is an accessory use important to the operations of the principal use.
- (6) The use is a temporary use which meets the requirements of section 22-65

(~~d~~) *Other applicable use standards.*

- (1) Uses identified as a permitted use within the Use Table are only permitted if no dredging or filling is necessary and piers or similar facilities are not required in new locations. If dredging and/or filling or new piers or similar facilities are required, said uses shall be allowed as a Conditional Use.
- (2) Uses identified as a permitted use within the Use Table are only permitted when access to the facilities are provided from a property in an I-2, C-3, C-4 or C-5 zone by piers or similar means.
- (~~3~~) Commercial or industrial uses situated on floating structures shall be located so they will be protected from currents and wave action and so they will not rest on the bottom at low water.
- (~~2~~) Accessory buildings shall comply with all building height requirements of this chapter.
- (~~3~~) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (~~4~~) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61
- (~~5~~) Conditional uses will meet the requirements in sections 22-74 through 22-86

(68) Signs will comply with standards referred to in section 22-55

(79) All other applicable ordinance requirements will also be satisfied.

(ge) *Unregulated activities.* The provisions of this district will not be interpreted to prohibit or regulate the following activities, unless the prohibition or regulation is specifically stated as a condition of approval of a conditional use:

- (1) Filling.
- (2) Dredging.
- (3) Dredged material disposal.
- (4) Bankline/stream alteration.
- (5) Construction and repair of shoreline stabilization structures, mosquito control structures and dikes.
- (6) Installing types of navigational structures not previously listed in this subsection.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This Ordinance is and the same shall become effective immediately upon final passage.

Linda Hudson, Mayor

ATTEST:

Linda W. Cox, City Clerk

APPROVED AS TO FORM & CORRECTNESS:

Robert V. Schwerer, Esq.,

City Attorney

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, May 13, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Chairman Burdge called the meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eduardo Mujica; Tim O'Connell; Robert Poitier; Eloise Cummings; Marcia Baker; Brian Paul; Bob Burdge, Chairman; Steve Weaver; Mike Dahan

Absent: Phyllis Castro; John George; Erica Ganzi

Staff Present: Rebecca Grohall, Planning Manager, AICP
James Walker, Assistant City Attorney
Sandra Ramseth, Senior Planner, AICP
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver and Mr. Dahan may participate in discussions and voting.

5. APPROVAL OF MINUTES

a. Planning Board Minutes April 8, 2014

Motion was made by Steve Weaver, seconded by Eloise Cummings to approve minutes for the April 8, 2014 meeting.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

6. NEW BUSINESS

- a. Zoning Text Amendment - Request to amend City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools.

Mr. Benton gave an overview of the application.

Ms. Baker asked about the differentiation for a kindergarten, pre-school or nursery school. Mr. Benton responded. Chairman Burdge asked if V-PK is considered part of kindergarten. Mr. Benton responded. Mr. Weaver asked if a concurrent conditional use application is being made and if there are any ramifications on how this overlaps with downtown business's that serve alcohol. Mr. Benton responded. Mr. Paul asked the reason why there was a differentiation in the city code between public and private schools. Mr. Benton responded.

Motion was made by Marcia Baker, seconded by Steve Weaver to approve the request to amend City Code Section 22-22.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

- b. Approval of a Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God

Mr. Benton gave an overview of the application. Abraham Chabab, Agent, and Mike Menard of Cook and Menard Architecture commented. Mr. Benton responded.

Ms. Baker asked what provisions are being made to buffer Mr. Nelson's property from the proposed development and what kind of provisions are being made to protect the area around Moore's Creek. Mr. Benton responded.

Chairman Burdge asked if the church traffic will deposit on to 26th Street. Chairman Burdge asked what is being considered for the residential area, that is immediately south of the church, in regards to the number of vehicles that will be using the street. Mr. Benton responded. Chairman Burdge asked if any thought has been given to the city abandoning Avenue C from 25th Street to 27th Street, so the church could redesign how cars leave the parking lots. Mr. Benton responded. Chairman Burdge asked about the irrigation system for the landscaping. Mr. Benton responded.

Mr. Weaver asked if it is a city code requirement to light the grass parking area from dusk to dawn. Mr. Benton responded. Ms. Baker asked if the church would have to come back to the Planning Department if they wanted to have a full time school in the church. Mr. Benton responded. Mr. Weaver asked why 25th Street was not utilized as a point of ingress and egress for loading. Mr. Benton responded. Ms. Cummings addressed the parking spaces and the retention area that was listed in the Technical Review Committee comments. Mr. Benton responded. Ms. Baker asked if any security fencing will be around the property. Mr. Chabab responded. Chairman Burdge asked about abandoning Avenue C and North 26th Street so the traffic will move onto 25th Street sooner. Mr. Chabab and Mr. Benton responded. Ms. Baker asked what kind of material is being used on the walkway from the parking area to the church. Mr. Chabab responded.

Motion was made by Marcia Baker, seconded by Robert Poitier to approve the Conceptual Development Plan for Fresh Wind, Fresh Fire Church of God.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

c. Abandonment of Boston Avenue Extension East of S. Indian River Drive

Mr. Benton gave an overview of the application. Trina Angelone, Head of Schools, St. Andrews Academy, and Tod Mowery, St. Lucie County Commissioner commented.

Mr. Weaver asked if the applicant will maintain their riparian rights on the area east of the new extension of the north-south walkway. Mr. Benton responded. Mr. Weaver asked if the abandonment includes the east west element of the proposed walkway along Boston Avenue. Mr. Benton responded. Mr. Weaver asked if the blue area depicted on the aerial is an additional abandonment or if it is being proposed in another phase. Mr. Benton responded.

Chairman Burdge asked who owns the land immediately south of the walkway along Citrus Avenue. Mr. Benton responded. Chairman Burdge asked if the city owns any right-of-way property on the south side of the future river walk to Citrus Avenue. Mr. Benton responded. Chairman Burdge asked if there is any parking available for people to park and start walking along the riverfront. Mr. Benton responded. Chairman Burdge asked if the northern part of the riverfront walkway extension is where the city is contemplating putting the fishing pier. Mr. Benton responded. Chairman Burdge asked who owns the parking lot where # 7 is shown on the map. Mr. Benton responded. Chairman Burdge asked if staff has had discussions with the church regarding pedestrian easement. Mr. Benton responded.

Chairman Burdge asked the school's response to the request of the city getting the pedestrian access on Melody Lane for the right-of-way extension. Ms. Angelone responded. Chairman Burdge asked if the school considers having any problem as far as the crime situation. Ms. Angelone responded. Chairman Burdge asked if the county parking lot is lit at night. Ms. Angelone responded. Mr. Weaver asked about giving the city 25 feet of the school's property, to the south of the Melody Lane right-of-way, in exchange for the city abandoning the easement, so there is room for more public parking. Ms. Angelone responded.

Motion was made by Robert Poitier, seconded by Marcia Baker to approve the Abandonment of Boston Avenue Extension East of S. Indian River Drive.

AYE: Eduardo Mujica, Tim O'Connell, Robert Poitier, Eloise Cummings, Marcia Baker, Brian Paul, Chairman Bob Burdge, Steve Weaver, Mike Dahan

Passed

7. BOARD COMMENTS

8. ADJOURNMENT

Meeting was adjourned at 7:15 PM.

City Commission Regular Meeting

Agenda Item # 10. c.

Meeting Date: 07/21/2014

Re: Ordinance No. 14-018

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Ordinance No. 14-018 - Right of Way Abandonment - Boston Avenue Extension East of South Indian River Drive. (Postponed from July 7, 2014 meeting).

SUMMARY:

This ordinance was postponed from the July 7, 2014 meeting; additional time is needed to complete review.

RECOMMENDATION:

Postpone Ordinance until the August 4, 2014 meeting.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Rebecca Grohall, Planning Manager and Kori Benton, Historic Preservation Officer

COORDINATED WITH:

City Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact

City Commission Regular Meeting

Agenda Item # 11. a.

Meeting Date: 07/21/2014

Re: Financial Report for Quarter Ending June 30, 2014

Submitted For: Gloria Johnson, Finance Director, Finance Department

SUBJECT:

Quarterly Financial Report for period ending June 30, 2014.

SUMMARY:

The financial report for the period ending June 30, 2014, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Fort Pierce Redevelopment Agency Funds. The financial book shows comparative information for the third quarter of fiscal 2013 and 2014.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format or contents.

ALTERNATIVES:

The report can be enhanced or changed completely.

RESPONSIBLE STAFF:

Finance Director & Chief Accountant

COORDINATED WITH:

Finance Department & City Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

None

Attachments

3rd Qtr. Financial Report



City of Fort Pierce Financial Report For Quarter Ending June 30, 2014

**CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
June 30, 2014**

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	Yes	No	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes	No	Yes

Evaluation Criteria	CRA Operating	CRA Bond	103 CDBG	105 SHIP	107 NSP	Grant Admin	Emergency SVCS.
The revenue projections for the fund are on target.	No	Yes	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	No	No	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	No	Yes	Yes	Yes	Yes	Yes	No
The fund current financial position is stable.	Yes	No	Yes	Yes	Yes	Yes	Yes

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2013/14

	1ST QUARTER	2ND QUARTER	3RD QUARTER
REVENUES:			
CURRENT AD VALOREM	0	0	(75,000)
DELIQUENT AD VALOREM	0	0	225,000
LOCAL OPTION GAS TAX	0	(100,000)	(160,000)
TELECOMMUNICATION TAX	0	(98,000)	(300,000)
UTILITY TAX	0	0	(90,000)
OCCUPATIONAL LICENSE & PERMITS	0	0	0
STATE SHARED REVENUES	0	115,000	175,000
CHARGES FOR SERVICES	0	0	0
COURT & OTHER FINES	0	25,000	25,000
INTEREST ON INVESTMENTS	0	0	20,000
MISCELLANEOUS CONTRACTUAL REVENUE	0	(100,000)	(100,000)
UTILITY AUTHORITY TRANSFER	0	100,000	90,341
INTER-FUND TRANSFER	0	0	110,000
FUND BALANCE	0	0	0
REVENUE TOTALS	<u>0</u>	<u>(58,000)</u>	<u>(79,659)</u>

GENERAL FUND
 Projected (Shortage) or Overage for
 Fiscal Year 2013/14 CONT'D

	1ST QUARTER	2ND QUARTER	3RD QUARTER
EXPENDITURES:			
SALARIES AND BENEFITS	0	154,821	154,821
EXPENDITURES	0	(94,821)	(94,821)
CAPITAL	0	0	0
GRANTS AND AIDS	0	0	0
FUNDS TRANSFER	0	0	150,000
<hr/>			
EXPENDITURES TOTALS	0	60,000	210,000
PROJECTED REVENUE OVERAGE (SHORTAGE)	<u>0</u>	<u>(118,000)</u>	<u>(289,659)</u>

GENERAL FUND - REVENUE DETAIL

	2012/13 Budget	2012/13 Actual	Yr. Lapse 75%	2013/14 Budget	2013/14 Actual	Yr. Lapse 75%
Taxes						
311 10 Current Ad Valorem	\$ 10,199,272	\$ 9,998,137	98.03%	\$ 12,386,111	\$ 12,271,961	99.08%
311 15 Ad Valorem Adjustment Amount	0	0	0.00%	(619,306)	(613,598)	99.08%
311 20 Delinquent Ad Valorem	150,000	41,268	27.51%	50,000	265,070	530.14%
312 31 Local Option Gas Tax	1,327,232	974,261	73.41%	1,340,000	915,371	68.31%
312 32 New Local Option Gas Tax	922,768	677,535	73.42%	950,000	671,376	70.67%
314 10 Public Service Electricity	2,123,043	1,492,602	70.30%	2,050,000	1,455,193	70.99%
314 11 Electricity FPL	226,957	215,874	95.12%	250,000	248,206	99.28%
314 20 Telecommunications Tax	1,700,000	1,257,090	73.95%	1,725,000	1,081,956	62.72%
314 30 Public Service Water	425,000	327,644	77.09%	425,000	319,433	75.16%
316 40 Cable License	0	35,000	0.00%	0	0	0.00%
319 10 Miscellaneous Taxes	0	823	0.00%	0	782	0.00%
Total Taxes	\$ 17,074,272	\$ 15,020,234	87.97%	\$ 18,556,805	\$ 16,615,750	89.54%
Licenses and Permits						
321 20 Occupational Licenses	\$ 280,000	\$ 268,155	95.77%	\$ 270,000	\$ 260,591	96.52%
323 10 Planning & Zoning Fees	35,000	14,790	42.26%	25,000	7,140	28.56%
323 30 Amendments	15,000	3,038	20.25%	3,000	27,508	916.92%
323 50 Landscaping	0	350	0.00%	0	0	0.00%
323 60 Sign Fees	0	5,135	0.00%	0	3,705	0.00%
323 90 Miscellaneous	10,000	18,959	189.59%	25,000	9,108	36.43%
329 10 Animal Licenses	10,000	3,063	30.63%	3,000	3,326	110.85%
329 20 Lot Clearing Permits	5,000	619	12.38%	5,000	485	9.70%
329 30 Demolition Permits	0	3,770	0.00%	0	5,524	0.00%
329 90 Tree Permits/Special Events	0	350	0.00%	500	300	60.00%
Total Licenses and Permits	\$ 355,000	\$ 318,229	89.64%	\$ 331,500	\$ 317,686	95.83%
Intergovernmental Revenues						
331 50 Disaster Relief/Federal	\$ 0	\$ 13,350	0.00%	\$ 0	\$ 0	0.00%
334 50 Disaster Relief/State	0	1,789	0.00%	0	0	0.00%
335 12 State Revenue Sharing	1,078,000	859,336	79.72%	1,125,000	868,046	77.16%
335 13 Half Cent Sales Tax	1,200,000	1,043,800	86.98%	1,300,000	1,124,314	86.49%
335 14 Mobile Home License	25,000	33,690	134.76%	30,000	34,492	114.97%
335 15 Beverage License	31,000	40,776	131.54%	31,000	33,814	109.08%
335 22 Casualty Premium Tax	240,000	0	0.00%	240,000	0	0.00%
335 41 Fuel Tax Refund	55,000	43,001	78.18%	55,000	37,920	68.95%
338 20 County Shared Occup. License	68,000	11,836	17.41%	58,000	11,187	19.29%
339 10 Payments in Lieu of Tax-Hsg Auth	21,000	0	0.00%	21,000	0	0.00%
Total Intergovernmental Rev.	\$ 2,718,000	\$ 2,047,578	75.33%	\$ 2,860,000	\$ 2,109,774	73.77%

GENERAL FUND - REVENUE DETAIL

	2012/13 Budget	2012/13 Actual	Yr. Lapse 75%	2013/14 Budget	2013/14 Actual	Yr. Lapse 75%
<u>Charges for Services</u>						
341 30 Sale Maps and Publications	\$ 500	\$ 534	106.80%	\$ 500	\$ 164	32.80%
341 40 Certified Copying & Rec Search	27,000	22,433	83.09%	27,000	22,306	82.61%
341 41 Reproduction-City Hall	6,000	140	2.33%	6,000	(337)	-5.62%
341 42 Application Fee	3,000	7,551	251.70%	3,000	6,700	223.33%
341 90 Investigative Surcharge	21,000	18,929	90.14%	21,000	22,731	108.24%
341 91 Jury Duty and Fees	100	45	45.00%	100	0	0.00%
341 92 Qualifying Fees	1,000	140	0.00%	1,000	816	81.60%
341 93 Data Processing Services	1,000	0	0.00%	1,000	1,440	144.00%
343 91 Lot Clearing-Admin. Charge	10,000	6,070	60.70%	10,000	7,997	79.97%
343 92 Rotation Towing-Admin. Charge	35,000	0	0.00%	35,000	18,725	53.50%
347 40 Community Center/Bus. Social	33,000	26,664	80.80%	33,000	26,661	80.79%
347 42 Community Center Special Events	25,000	23,513	94.05%	25,000	30,280	121.12%
347 44 Community Center Rental Fees	12,000	18,975	158.13%	20,000	21,115	105.57%
347 48 Community Center Events	5,000	10,959	219.18%	10,000	12,229	122.29%
347 49 Community Center Other	300	10,393	3464.33%	8,000	1,017	12.71%
347 92 Youth Activity Funds	0	14,307	0.00%	0	0	0.00%
Total Charges for Services	\$ 179,900	\$ 160,653	89.30%	\$ 200,600	\$ 171,843	85.66%
<u>Fines and Forfeitures</u>						
351 10 Court Fines	\$ 70,000	\$ 43,587	62.27%	\$ 70,000	\$ 49,302	70.43%
351 30 Police Education	8,500	6,329	74.46%	8,500	6,606	77.72%
354 10 Alarm Permit Violations	50,000	9,825	19.65%	15,000	0	0.00%
354 20 License Penalties	500	15,660	3132.00%	10,000	11,225	112.25%
354 30 Animal Control	4,000	5,722	143.05%	4,000	5,856	146.41%
354 50 Property Code Violations	40,000	79,174	197.94%	45,000	79,857	177.46%
Total Fines & Forfeitures	\$ 173,000	\$ 160,297	92.66%	\$ 152,500	\$ 152,846	100.23%
<u>Miscellaneous Revenues</u>						
361 10 Interest on Investments	\$ 40,000	\$ 58,928	147.32%	\$ 40,000	\$ 53,036	132.59%
361 20 Interest of SBA	0	0	0.00%	0	0	0.00%
361 33 Other Interest Earnings	1,750	1,026	58.63%	1,750	13,439	767.93%
362 11 Anchor Carwash	1,440	1,126	78.19%	1,440	0	0.00%
362 12 Lease-Land	0	10	0.00%	0	0	0.00%
362 13 Rent - Little Jim	24,000	18,000	75.00%	24,000	18,435	76.81%
362 15 Misc. Rental	0	1,780	0.00%	0	2,260	0.00%

GENERAL FUND - REVENUE DETAIL

	2012/13 Budget	2012/13 Actual	Yr. Lapse 75%	2013/14 Budget	2013/14 Actual	Yr. Lapse 75%
Miscellaneous Revenues contd.						
363 10 Liens	2,000	6,639	331.95%	2,000	16,999	849.97%
363 40 Lot Clearing	0	4,992	0.00%	0	9,559	0.00%
363 50 Interest on Assessments	0	3,581	0.00%	0	52	0.00%
364 41 Sales of Surplus Equipment	0	3	0.00%	0	953	0.00%
365 10 Sale of Scrap	0	1,822	0.00%	0	2,022	0.00%
366 90 Other Contributions/Donations	400	375	93.75%	400	8,822	2205.47%
367 00 Gain/Loss on Sale of Investments	5,000	2,557	51.14%	5,000	9,566	191.32%
369 31 Reimbursement of Expenditures	50,000	163,572	327.14%	50,000	145,410	290.82%
369 32 Purchasing Card Rebate	25,000	61,626	246.51%	40,000	84,178	210.45%
<i>Reimbursement Contractual Services</i>						
369 40 Reimbursement-Contract Svcs	38,500	0	0.00%	0	0	0.00%
369 41 Marina	1,500	0	0.00%	1,500	0	0.00%
369 43 Community Dev. Block Grant	0	110,462	0.00%	0	650	0.00%
369 45 Stormwater	750,000	329,352	43.91%	750,000	292,394	38.99%
369 46 Golf Course	30,000	39,750	132.50%	30,000	19,500	65.00%
369 47 Sunrise Theatre	30,000	0	0.00%	30,000	24,392	81.31%
369 49 Accidents	15,000	3,017	20.11%	15,000	14,649	97.66%
369 50 Other Misc Revenues	5,000	2,963	59.26%	5,000	2,073	41.47%
<i>Administrative Reimbursement</i>						
369 51 Ft. Pierce Redevelopment Agcy	75,000	44,700	59.60%	75,000	56,250	75.00%
369 52 Marina	40,000	30,000	75.00%	40,000	30,000	75.00%
369 53 Sanitation	80,000	60,000	75.00%	80,000	60,000	75.00%
369 54 Utilities Authority	0	(1,835)	0.00%	0	8,167	0.00%
369 55 Retirement & Benefit System	106,000	79,500	75.00%	106,000	79,500	75.00%
369 57 St. Lucie County	0	0	0.00%	0	19,096	0.00%
369 59 Police Department/Detail Work	30,500	21,666	71.04%	30,500	9,246	30.31%
369 61 Building Department	75,000	60,556	80.74%	85,000	66,500	78.24%
<i>Other Miscellaneous Reimbursements</i>						
369 60 State of Florida	407,358	505,645	124.13%	407,358	324,344	79.62%
369 85 Settlement of Claims	25,000	23,640	94.56%	25,000	11,607	46.43%
369 90 Other Misc. Revenues	10,000	8,891	88.91%	5,000	772	15.45%
Total Miscellaneous Revenues	\$ 1,868,448	\$ 1,644,344	88.01%	\$ 1,849,948	\$ 1,383,871	74.81%

GENERAL FUND - REVENUE DETAIL

	2012/13 Budget	2012/13 Actual	Yr. Lapse 75%	2013/14 Budget	2013/14 Actual	Yr. Lapse 75%
<u>Interfund Transfers</u>						
381 23 Transfer from Special Revenue	\$ 60,000	\$ 0	0.00%	\$ 60,000	\$ 0	0.00%
381 90 Intergovernmental Fund	0	123,530	0.00%	0	0	0.00%
381 91 FPRA Debt Services	1,860,890	1,843,228	99.05%	2,833,627	2,826,680	99.75%
381 92 Debt Service Fund	0	59,352	0.00%	0	3,500	0.00%
381 93 Golf Course	0	28,000	0.00%	0	0	0.00%
Total Interfund Transfers	\$ 1,920,890	\$ 2,054,110	106.94%	\$ 2,893,627	\$ 2,830,180	97.81%
<u>Contribution from Enterprise Funds</u>						
382 10 Electricity	\$ 3,709,663	\$ 3,670,165	98.94%	\$ 3,794,436	\$ 3,847,863	101.41%
382 20 Water	817,991	800,450	97.86%	786,403	810,981	103.13%
382 30 Gas	217,008	210,243	96.88%	252,188	244,010	96.76%
382 40 Sewer	658,821	682,997	103.67%	681,462	702,083	103.03%
382 41 UA Other	165	2,024	0.00%	327	220	67.28%
382 42 UA Advance	307,955	0	0.00%	1,250,000	0	0.00%
382 50 Solid Waste Transfer	1,105,000	927,750	83.96%	1,204,000	963,000	79.98%
382 60 Marina Transfer	0	51,111	0.00%	51,111	25,556	50.00%
382 80 Sunrise Theatre Transfer	0	0	0.00%	0	0	0.00%
382 90 Golf Course Transfer	0	0	0.00%	28,000	14,000	50.00%
Total Contribution from Enterprise F	\$ 6,816,603	\$ 6,344,740	93.08%	\$ 8,047,927	\$ 6,607,713	82.10%
Total Revenue	\$ 31,106,113	\$ 27,750,185	89.21%	\$ 34,892,907	\$ 30,189,662	86.52%
Appropriated Fund Balance	1,219,933	0	0.00%	723,634	0	0.00%
Restricted Revenue	0	0	0.00%	(1,508,000)	(1,508,000)	100.00%
TOTAL GENERAL FUND RESOURCES	\$ 32,326,046	\$ 27,750,185	85.84%	\$ 34,108,541	\$ 28,681,662	84.09%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>City Commission</u>							
10 00	Personnel Services	\$ 242,281	\$ 145,423	60.02%	\$ 195,636	\$ 119,577	61.12%
	Operating Expense	37,500	33,007	88.02%	35,000	31,963	91.32%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 279,781</u>	<u>\$ 178,431</u>	<u>63.78%</u>	<u>\$ 230,636</u>	<u>\$ 151,539</u>	<u>65.71%</u>
<u>City Manager</u>							
13 00	Personnel Services	\$ 458,855	\$ 325,998	71.05%	\$ 556,342	\$ 350,438	62.99%
	Operating Expense	59,894	47,200	78.81%	60,594	41,305	68.17%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 518,749</u>	<u>\$ 373,198</u>	<u>71.94%</u>	<u>\$ 616,936</u>	<u>\$ 391,743</u>	<u>63.50%</u>
<u>City Attorney</u>							
14 00	Personnel Services	\$ 140,108	\$ 102,386	73.08%	\$ 140,108	\$ 102,386	73.08%
	Operating Expense	477,500	330,428	69.20%	465,000	355,055	76.36%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 617,608</u>	<u>\$ 432,815</u>	<u>70.08%</u>	<u>\$ 605,108</u>	<u>\$ 457,441</u>	<u>75.60%</u>
<u>City Clerk</u>							
16 00	Personnel Services	\$ 268,247	\$ 202,438	75.47%	\$ 254,389	\$ 213,069	83.76%
	Operating Expense	28,385	14,145	49.83%	26,385	16,078	60.94%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 296,632</u>	<u>\$ 216,584</u>	<u>73.01%</u>	<u>\$ 280,774</u>	<u>\$ 229,148</u>	<u>81.61%</u>
<u>Administrative Services</u>							
22 00	Personnel Services	\$ 583,565	\$ 404,128	69.25%	\$ 557,369	\$ 392,851	70.48%
	Operating Expense	64,793	49,813	76.88%	64,793	41,735	64.41%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 648,358</u>	<u>\$ 453,941</u>	<u>70.01%</u>	<u>\$ 622,162</u>	<u>\$ 434,586</u>	<u>69.85%</u>

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Finance</u>							
24 00	Personnel Services	\$ 646,184	\$ 476,757	73.78%	\$ 656,118	\$ 486,550	74.16%
	Operating Expense	40,200	30,011	74.65%	36,700	29,556	80.53%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 686,384</u>	<u>\$ 506,768</u>	<u>73.83%</u>	<u>\$ 692,818</u>	<u>\$ 516,107</u>	<u>74.49%</u>
<u>Management Information Systems</u>							
25 00	Personnel Services	\$ 447,400	\$ 343,053	76.68%	\$ 451,560	\$ 365,129	80.86%
	Operating Expense	468,900	309,711	66.05%	456,400	325,124	71.24%
	Capital Outlay	0	2,470	0.00%	0	3,111	0.00%
		<u>\$ 916,300</u>	<u>\$ 655,234</u>	<u>71.51%</u>	<u>\$ 907,960</u>	<u>\$ 693,365</u>	<u>76.37%</u>
<u>Planning</u>							
29 01	Personnel Services	\$ 566,364	\$ 354,251	62.55%	\$ 417,879	\$ 260,331	62.30%
	Operating Expense	75,516	27,917	36.97%	69,016	20,856	30.22%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 641,880</u>	<u>\$ 382,168</u>	<u>59.54%</u>	<u>\$ 486,895</u>	<u>\$ 281,187</u>	<u>57.75%</u>
<u>Bldg & Community Response/Code Enforcement</u>							
29 03	Personnel Services	\$ 451,292	\$ 329,335	72.98%	\$ 457,247	\$ 385,224	84.25%
	Operating Expense	321,200	271,258	84.45%	321,200	334,964	104.29%
	Capital Outlay	0	0	0.00%	0	300	0.00%
		<u>\$ 772,492</u>	<u>\$ 600,593</u>	<u>77.75%</u>	<u>\$ 778,447</u>	<u>\$ 720,488</u>	<u>92.55%</u>
<u>Police</u>							
Combined	Personnel Services	\$ 10,391,115	\$ 7,491,434	72.09%	\$ 10,834,768	\$ 8,048,153	74.28%
	Operating Expense	1,802,405	1,192,179	66.14%	1,802,405	1,127,264	62.54%
	Capital Outlay	0	24,948	0.00%	0	19,163	0.00%
		<u>\$ 12,193,520</u>	<u>\$ 8,708,561</u>	<u>71.42%</u>	<u>\$ 12,637,173</u>	<u>\$ 9,194,580</u>	<u>72.76%</u>

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Public Works/Director</u>							
40 02	Personnel Services	\$ 294,016	\$ 219,427	74.63%	\$ 136,468	\$ 125,693	92.10%
	Operating Expense	51,200	52,889	103.30%	35,000	19,680	56.23%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 345,216</u>	<u>\$ 272,317</u>	<u>78.88%</u>	<u>\$ 171,468</u>	<u>\$ 145,373</u>	<u>84.78%</u>
<u>Public Works/Fleet Maintenance</u>							
40 03	Personnel Services	\$ 466,283	\$ 295,728	63.42%	\$ 462,509	\$ 301,765	65.25%
	Operating Expense	58,550	16,819	28.73%	33,950	21,402	63.04%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 524,833</u>	<u>\$ 312,547</u>	<u>59.55%</u>	<u>\$ 496,459</u>	<u>\$ 323,167</u>	<u>65.09%</u>
<u>Public Works/Facilities Maintenance</u>							
40 04	Personnel Services	\$ 651,109	\$ 463,286	71.15%	\$ 656,264	\$ 497,926	75.87%
	Operating Expense	336,000	251,780	74.93%	295,750	212,573	71.88%
	Capital Outlay	0	0	0.00%	0	1,390	0.00%
		<u>\$ 987,109</u>	<u>\$ 715,065</u>	<u>72.44%</u>	<u>\$ 952,014</u>	<u>\$ 711,889</u>	<u>74.78%</u>
<u>Public Works/Parks & Grounds</u>							
40 05	Personnel Services	\$ 1,134,570	\$ 798,394	70.37%	\$ 1,177,925	\$ 897,088	76.16%
	Operating Expense	770,200	440,562	57.20%	745,200	506,084	67.91%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 1,904,770</u>	<u>\$ 1,238,957</u>	<u>65.04%</u>	<u>\$ 1,923,125</u>	<u>\$ 1,403,171</u>	<u>72.96%</u>
<u>Public Works/Streets & Drainage</u>							
4006	Personnel Services	\$ 959,378	\$ 703,597	73.34%	\$ 922,278	\$ 746,701	80.96%
	Operating Expense	1,305,100	784,954	60.15%	1,271,950	785,391	61.75%
	Capital Outlay	0	54,635	0.00%	0	0	0.00%
		<u>\$ 2,264,478</u>	<u>\$ 1,543,186</u>	<u>68.15%</u>	<u>\$ 2,194,228</u>	<u>\$ 1,532,092</u>	<u>69.82%</u>

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Engineering</u>							
44 00	Personnel Services	\$ 655,520	\$ 509,853	77.78%	\$ 655,764	\$ 523,122	79.77%
	Operating Expense	389,830	204,189	52.38%	374,830	157,033	41.89%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 1,045,350</u>	<u>\$ 714,042</u>	<u>68.31%</u>	<u>\$ 1,030,594</u>	<u>\$ 680,156</u>	<u>66.00%</u>
<u>Riverwalk Center</u>							
4504	Personnel Services	\$ 117,300	\$ 86,095	73.40%	\$ 118,820	\$ 88,941	74.85%
	Operating Expense	37,750	35,333	93.60%	35,250	24,089	68.34%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		<u>\$ 155,050</u>	<u>\$ 121,428</u>	<u>78.32%</u>	<u>\$ 154,070</u>	<u>\$ 113,030</u>	<u>73.36%</u>
<u>Administrative</u>							
60 00	Personnel Services	\$ 278,500	\$ 83,337	29.92%	\$ 278,500	\$ 30,461	10.94%
	Operating Expense	3,084,427	2,645,588	85.77%	3,747,769	3,133,581	83.61%
	Capital Outlay	175,000	15,360	8.78%	125,000	93,869	75.10%
	Grants and Aid	150,000	111,484	74.32%	125,000	154,550	123.64%
	Non-Oper. Transfer	3,839,610	3,780,292	98.46%	5,051,405	4,901,199	97.03%
		<u>\$ 7,527,537</u>	<u>\$ 6,636,061</u>	<u>88.16%</u>	<u>\$ 9,327,674</u>	<u>\$ 8,313,660</u>	<u>89.13%</u>
<u>All Departments</u>							
	Personnel Services	\$ 18,752,087	\$ 13,334,922	71.11%	\$ 18,929,944	\$ 13,935,407	73.62%
	Operating Expense	9,409,350	6,737,783	71.61%	9,877,192	7,183,733	72.73%
	Capital Outlay	175,000	97,413	55.66%	125,000	117,833	94.27%
	Grants and Aid	150,000	111,484	74.32%	125,000	154,550	123.64%
	Non-Oper. Transfer	3,839,610	3,780,292	98.46%	5,051,405	4,901,199	97.03%
TOTAL GENERAL FUND EXPENDITURES		<u>\$ 32,326,046</u>	<u>\$ 24,061,894</u>	<u>74.44%</u>	<u>\$ 34,108,541</u>	<u>\$ 26,292,722</u>	<u>77.09%</u>

Fund Title:	FPRA	Department:	FPRA
Fund/Division Number:		Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Taxes</u>						
311 10 Ad Valorem Taxes	\$ 3,692,868	\$ 3,678,458	99.61%	\$ 3,923,159	\$ 3,913,443	99.75%
Total Taxes	\$ 3,692,868	\$ 3,678,458	99.61%	\$ 3,923,159	\$ 3,913,443	99.75%
<u>Licenses and Permits</u>						
329 20 Lot Clearing	\$ 0	\$ 924	0.00%	\$ 0	\$ 2	0.00%
Total Licenses and Permits	\$ 0	\$ 924	0.00%	\$ 0	\$ 2	0.00%
<u>Intergovernmental</u>						
334 90 EPA Brownfield	\$ 160,500	\$ 37,517	23.38%	\$ 0	\$ 0	0.00%
347 54 Marina Dockage	90,000	60,066	66.74%	85,000	54,752	64.41%
384 90 Other State Grants	0	6,750	0.00%	0	0	0.00%
Total Intergovernmental	\$ 250,500	\$ 104,334	41.65%	\$ 85,000	\$ 54,752	64.41%
<u>Miscellaneous Revenue</u>						
343 91 Admin Charge - Liens	\$ 0	\$ 208	0.00%	\$ 0	\$ 0	0.00%
361 10 Interest on Investments	100	1,855	1862.60%	100	966	969.49%
362 14 Leases	90,000	92,869	103.19%	95,000	102,370	107.76%
363 10 Liens	0	522	0.00%	0	0	0.00%
366 90 FPAT	0	1,950	0.00%	0	1,050	0.00%
369 31 Reimburse - Expenditures	0	12,858	0.00%	0	11,204	0.00%
369 40 Reimburse - Contract Svcs.	0	16,067	0.00%	0	960,700	0.00%
369 44 Reimburse - Contract Svcs./FPUA	0	0	0.00%	0	722,867	0.00%
369 91 Gas & Oil Sales	5,000	0	0.00%	5,000	6,241	0.00%
388 10 Sale of Land	0	0	0.00%	432,100	0	0.00%
Total Miscellaneous Revenues	\$ 95,100	\$ 126,330	132.84%	\$ 532,200	\$ 1,805,397	339.23%
<u>Transfers</u>						
381 01 Transfer from General Fund	\$ 1,410,793	\$ 1,410,793	100.00%	\$ 1,689,274	\$ 1,689,274	0.00%
Total Transfers	\$ 1,410,793	\$ 1,410,793	100.00%	\$ 1,689,274	\$ 1,689,274	100.00%
Total Revenues	\$ 5,449,261	\$ 5,320,839	97.64%	\$ 6,229,633	\$ 7,462,868	119.80%
Prior Year Carry-Overs Operating	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
TOTAL RESOURCES	\$ 5,449,261	\$ 5,320,839	97.64%	\$ 6,229,633	\$ 7,462,868	119.80%

Fund Title:	FPRA	Department:	FPRA
Fund/Division Number:		Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
Total Operating Expense	301,000	264,764	87.96%	296,500	300,538	101.36%
Total Capital Outlay	160,500	227,208	141.56%	0	1,644,254	0.00%
Total Grants - Programs & Projects	20,000	14,559	72.80%	20,000	15,229	76.15%
Total Transfers	4,967,760	5,025,056	101.15%	5,913,033	5,795,274	98.01%
TOTAL APPROPRIATIONS	\$ 5,449,260	\$ 5,531,587	101.51%	\$ 6,229,533	\$ 7,755,295	124.49%

Fund Title: Urban Redevelopment
Fund/Division Number:

Department: CDBG, SHIP, NSP
Division:

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
CDBG REVENUE						
331 90 Entitlement Grant	\$ 485,698	\$ 260,427	53.62%	\$ 513,000	\$ 96,141	18.74%
331 92 Program Income	27,460	6,507	23.70%	5,000	4,123	82.46%
331 95 Business Loans	0	1,727	0.00%	5,000	1,280	25.59%
361 39 Other Interest Earnings	3,500	931	26.60%	3,000	2,061	68.72%
369 41 Contractual Svcs./CDBG	0	0	0.00%	0	0	0.00%
369 90 Other Misc. Revenue	0	30	0.00%	0	5,050	0.00%
Carry Over Funding	725,000	0	0.00%	701,372	0	0.00%
Total CDBG REVENUE	\$ 1,241,658	\$ 269,622	21.71%	\$ 1,227,372	\$ 108,655	8.85%

Fund Title: Department of Urban Redevelopment				CDBG, SHIP, NSP					
Fund/Division Number:				2012/13 Adopted	2012/13 Actual	Yr. Lapse 50%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 50%
CDBG Department									
Administrative									
10 10	Personnel Services	\$ 69,043	\$ 18,495	26.79%	\$ 65,000	\$ 118,256	181.93%		
34 90	Administrative-Contractual	0	6,676	0.00%	0	0	0.00%		
49 60	Administrative Expenses	28,096	371	1.32%	36,265	16,637	45.88%		
Rehabilitation Department									
34 40	Demolition	0	0	0.00%	100,000	41,570	41.57%		
34 60	Code Enforcements	0	0	0.00%	140,000	0	0.00%		
48 30	Highway Men	0	0	0.00%	15,559	1,666	0.00%		
48 40	Community Focal Points	0	0	0.00%	18,000	6,610	36.72%		
83 30	Senior Citizens Housing	0	0	0.00%	37,500	0	0.00%		
83 40	Other Grants & Aids	0	16,500	0.00%	0	11,773	0.00%		
83 82	Code Enforcement	60,000	0	0.00%	140,000	0	0.00%		
Capital Outlay									
63 10	Roads & Bridge Improvements	\$ 0	\$ 0	0.00%	\$ 450,000	\$ 0	0.00%		
Economic Development									
83 80	Lincoln Park Mainstreet	\$ 50,000	\$ 0	0.00%	\$ 50,000	\$ 25,000	50.00%		
83 80	Fort Pierce Mainstreet	50,000	12,500	25.00%	50,000	50,000	100.00%		
83 83	Economic Tourism Development	105,000	0	0.00%	45,000	6,174	13.72%		
83 84	Façade	52,502	0	0.00%	50,000	32,629	65.26%		
83 85	Weatherization	0	0	0.00%	15,000	748	4.99%		
83 86	Historic Neigh/Public Art	24,519	0	0.00%	0	0	0.00%		
Public Service									
83 97	Project Energy Cons/Public Fac.	\$ 17,498	\$ 0	0.00%	\$ 0	\$ 0	0.00%		
83 98	Youth and Children Projects	60,000	0	0.00%	76,000	30,428	40.04%		
Total CDBG		\$ 516,658	\$ 54,541	10.56%	\$ 1,288,324	\$ 341,490	26.51%		
Prior Grants-Programs & Projects									
83 10	Housing Rehabilitation	\$ 395,375	\$ 0	0.00%	\$ 285,757	\$ 0	0.00%		
83 30	Senior Citizen Security	0	0	0.00%	10,000	0	0.00%		
83 45	Weatherization	0	0	0.00%	15,000	0	0.00%		
83 83	Economic Tourism Development	91,023	0	0.00%	142,524	0	0.00%		
83 83	ED Manufacturing of Business	64,351	0	0.00%	64,321	0	0.00%		
83 85	Art In Public Places	20,000	0	0.00%	20,000	0	0.00%		
83 86	Historic Neigh/Public Art	64,251	0	0.00%	88,770	0	0.00%		
83 86	St. Anastasia School Building	90,000	0	0.00%	90,000	0	0.00%		
Total Roll-Over Expenditures		\$ 725,000	\$ 0	0.00%	\$ 716,372	\$ 0	0.00%		
TOTAL CDBG APPROPRIATIONS		\$ 1,241,658	\$ 54,541	4.39%	\$ 2,004,696	\$ 341,490	17.03%		

Fund Title: Department of Urban Redevelopment	CDBG, SHIP, NSP					
Fund/Division Number:						

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Section 108 & BEDI						
331 93 BEDI Grant	\$ 60,248	\$ 73,189	121.48%	\$ 81,600	\$ 60,621	74.29%
331 94 Section 108 Loan	283,000	0	0.00%	283,000	0	0.00%
361 10 Interest on Investments	520	445	85.58%	300	254	84.53%
361 40 Other Interest BEDI Account	2,000	85,340	4267.00%	1,500	0	0.00%
361 40 Other Interest Section 108	0	0	0.00%	71,256	54,358	76.29%
Total Section 108 & BEDI	\$ 345,768	\$ 158,974	45.98%	\$ 437,656	\$ 115,233	26.33%

Section 108 & BEDI

Expenditures						
49 60 Administrative	\$ 100	\$ 0	0.00%	\$ 100	\$ 68	68.22%
Debt Service						
70 10 Principal	\$ 283,000	\$ 0	0.00%	\$ 283,000	\$ 0	0.00%
70 20 Interest	62,668	0	0.00%	61,551	30,776	50.00%
TOTAL SECTION 108 & BEDI	\$ 345,768	\$ 0	0.00%	\$ 344,651	\$ 30,844	8.95%

SHIP REVENUES

344 90 SHIP	\$ 0	\$ 16,533	0.00%	\$ 74,449	\$ 74,449	100.00%
334 50 Program Income	1,500	0	0.00%	62,000	0	0.00%
361 10 Interest on Investments	700	413	59.00%	700	341	48.76%
369 90 Other Misc. Revenues	4,000	0	0.00%	4,000	0	0.00%
381 90 Program Income HHR	100,000	48,938	48.94%	30,000	0	0.00%
Carry Over Funding	65,000	0	0.00%	100,000	0	0.00%
Total SHIP Revenue	\$ 171,200	\$ 65,884	38.48%	\$ 271,149	\$ 74,790	27.58%

SHIP EXPENDITURES

Total Operating Expenses	\$ 5,310	\$ 1,377	25.93%	\$ 2,233	\$ 6,833	306.02%
Total Grants-Programs & Projects	165,890	110,237	66.45%	268,916	0	0.00%
TOTAL SHIP APPROPRIATIONS	\$ 171,200	\$ 111,614	65.20%	\$ 271,149	\$ 6,833	2.52%

Fund Title: Department of Urban Redevelopment			CDBG, SHIP, NSP			
Fund/Division Number:						
	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
NSP REVENUE						
331 50 NSP Grant	\$ 320,000	\$ 0	0.00%	\$ 0	\$ 0	0.00%
364 22 Sale of Surplus Land	0	38,440	0.00%	0	0	0.00%
Total NSP REVENUE	\$ 320,000	\$ 38,440	0.00%	\$ 0	\$ 0	0.00%
NSP EXPENDITURES						
Total Operating Expenses	\$ 16,000	\$ 6,716	0.00%	\$ 0	\$ 0	0.00%
Total Grants-Program & Projects	304,000	19,664	0.00%	0	0	0.00%
Total NSP REVENUE	\$ 320,000	\$ 26,380	0.00%	\$ 0	\$ 0	0.00%
Emergency Services Grant Fund						
331 50 Wind Mitigation (Windows)	\$ 1,426,972	\$ 112,631	7.89%	\$ 4,365,165	\$ 1,205,618	27.62%
Total Grant Funds	\$ 1,426,972	\$ 112,631	7.89%	\$ 4,365,165	\$ 1,205,618	27.62%
Emergency Services Grant Fund Exp.						
Administrative	\$ 13,347	\$ 11,350	85.04%	\$ 34,149	\$ 544	1.59%
Consultant Fees	0	0	0.00%	144,007	0	0.00%
Project Management	30,000	0	0.00%	169,350	0	0.00%
Buildings/Windows	1,383,625	878,861	63.52%	4,017,659	1,779,484	44.29%
TOTAL EMERG. MGMNT APPROPRIATIONS	\$ 1,426,972	\$ 890,212	62.38%	\$ 4,365,165	\$ 1,780,028	40.78%

Fund Title: Urban Redevelopment
Fund/Division Number:

Department: Grant Administration / HHRP
Division:

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Licenses and Permits</u>						
334 50 Program Income	\$ 70,000	\$ 37,318	53.31%	\$ 70,000	\$ 38,188	54.55%
Total Licenses and Permits	\$ 70,000	\$ 37,318	53.31%	\$ 70,000	\$ 38,188	54.55%
<u>Miscellaneous Revenue</u>						
361 10 Interest on Investments	\$ 0	\$ 17,273	0.00%	\$ 0	\$ 162	0.00%
361 38 HHRP Loan	30,000	6,800	22.67%	30,000	19,615	65.38%
362 30 Miscellaneous	0	33,310	0.00%	0	0	0.00%
369 33 Escrow Reimbursement	0	19,342	0.00%	18,000	33,822	187.90%
334 90 Hardest Hit	20,000	5,350	26.75%	0	0	0.00%
369 41 Contractual Svcs./FPRA	65,630	0	0.00%	25,000	0	0.00%
369 41 Contractual Svcs./CDBG	28,096	0	0.00%	65,000	0	0.00%
369 41 Contractual Svcs./FEMA	75,000	45,117	60.16%	15,000	0	0.00%
369 41 Contractual Svcs./FEMA Windws	0	0	0.00%	34,149	0	0.00%
369 41 Contractual Svcs./NSP	16,000	0	0.00%	0	0	0.00%
369 41 Contractual Svcs./SHIP	5,310	0	0.00%	7,233	0	0.00%
369 90 Other Misc. Revenues	0	40	0.00%	0	0	0.00%
Total Miscellaneous Revenues	\$ 240,036	\$ 127,232	53.01%	\$ 194,382	\$ 53,598	27.57%
<u>Interfund Transfer</u>						
381 10 General Fund	\$ 60,000	\$ 0	0.00%	\$ 22,076	\$ 0	0.00%
Total Interfund Transfers	\$ 60,000	\$ 0	0.00%	\$ 22,076	\$ 0	0.00%
Total Revenues	\$ 370,036	\$ 164,550	44.47%	\$ 286,458	\$ 91,786	32.04%
TOTAL RESOURCES	\$ 370,036	\$ 164,550	44.47%	\$ 286,458	\$ 91,786	32.04%

Fund Urban Redevelopment		Department: Grant Administration				
Fund/Division Number:		Division:				
	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 487,730	\$ 241,529	49.52%	\$ 166,458	\$ 11,752	7.06%
Total Operating Expense	6,200	21,812	351.81%	20,000	45,530	227.65%
Total Capital Outlay	0	0	0.00%	0	0	0.00%
Total Grants - Private Orgs.	0	0	0.00%	0	0	0.00%
Total Grants - Programs & Projects	0	0	0.00%	0	0	0.00%
Total Transfers	100,000	33,187	33.19%	100,000	0	0.00%
TOTAL APPROPRIATIONS	\$ 593,930	\$ 296,528	49.93%	\$ 286,458	\$ 57,282	20.00%

**CITY OF FORT PIERCE
MARINA FUND (401)
OPERATING STATEMENT
JUNE 30, 2014**

3RD QUARTER-JUNE '13 to 3RD QUARTER-JUNE '14 COMPARISON

	3RD QUARTER 6/30/2013	3RD QUARTER 6/30/2014
OPERATING INCOME		
CHARGES FOR SERVICES	\$ 468,211	\$ 492,383
MISCELLANEOUS	940,676	842,354
GRANTS	9,219,217	2,009,518
TOTAL OPERATING INCOME	\$ 10,628,104	\$ 3,344,255
OPERATING EXPENSES		
PERSONAL SERVICES	\$ 246,535	\$ 255,252
ADMINISTRATIVE CHARGES	104,273	53,065
CONTRACTUAL FEES	89,149	109,423
UTILITIES	58,075	56,058
COST OF GOODS SOLD	550,265	444,765
DEPRECIATION	330,664	563,702
OTHER OPERATING EXPENSES	268,933	293,783
TOTAL OPERATING EXPENSES	\$ 1,647,894	\$ 1,776,048
NET OPERATING INCOME (LOSS)	\$ 8,980,210	\$ 1,568,207
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	\$ 7,474	\$ 9,312
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
	\$ 7,474	\$ 9,312
NON-OPERATING EXPENSES		
DEBT SERVICE	46,171	\$ 46,171
OTHER NON-OPERATING EXPENSES	1,003	3,349
TRANSFER-OUT	51,111	25,556
TOTAL NON-OPERATING EXPENSES	\$ 98,285	\$ 75,076
NET NON-OPERATING INCOME (LOSS)	(\$90,811)	(\$65,764)
NET INCOME (LOSS)	\$ 8,889,399	\$ 1,502,443

Fund Title:	Department:	Marina
Fund/Division Number:	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Grants						
331 50 Disaster Relief/Federal	\$20,000,000	\$ 8,088,851	40.44%	\$12,000,000	\$ 2,009,518	16.75%
334 39 Physical Environmental Grant	63,267	0	0.00%	47,334	0	0.00%
334 50 Disaster Relief	1,079,020	1,130,366	104.76%	0	0	0.00%
Total Grants	\$ 21,142,287	\$ 9,219,217	43.61%	\$ 12,047,334	\$ 2,009,518	16.68%
Charges for Services						
347 54 Dockage	\$ 476,288	\$ 354,024	74.33%	\$ 450,000	\$ 357,772	79.50%
347 55 Transient Dockage	180,000	114,186	63.44%	180,000	134,611	74.78%
Total Charges for Services	\$ 656,288	\$ 468,210	71.34%	\$ 630,000	\$ 492,383	78.16%
Miscellaneous Revenue						
361 10 Interest Earnings	\$ 20,000	\$ 7,474	37.37%	\$ 10,000	\$ 9,312	93.12%
361 20 Interest of SBA	0	0	0.00%	2,000	0	0.00%
362 14 Leases	34,000	25,699	75.59%	34,000	23,979	70.53%
362 15 Tiki Lease	180,000	150,788	83.77%	180,000	151,525	84.18%
369 31 Reimbursement of Expenditures	0	0	0.00%	0	0	0.00%
369 70 Events	5,000	0	0.00%	2,000	0	0.00%
369 90 Other Misc. Revenues	2,500	2,055	82.20%	2,500	2,923	116.94%
369 91 Gas and Oil Sales	825,074	564,610	68.43%	845,000	451,535	53.44%
369 92 Electric Utility Sales	73,000	48,247	66.09%	73,000	58,112	79.61%
369 93 Utility Fees	18,000	11,412	63.40%	14,000	10,876	77.68%
369 94 Soda, Candy & Ice Sales	120,000	125,725	104.77%	148,000	128,730	86.98%
369 95 Commissions	800	750	93.75%	800	0	0.00%
369 96 Late Payment Charges	1,500	450	30.00%	1,500	1,100	73.33%
369 97 Live Aboards	13,500	9,323	69.06%	13,500	12,408	91.91%
369 98 Other Miscellaneous Revenues	2,500	1,617	64.68%	2,500	1,167	46.68%
Total Miscellaneous Revenue	\$ 1,295,874	\$ 948,150	73.17%	\$ 1,328,800	\$ 851,666	64.09%
Total Revenue	\$ 23,094,449	\$ 10,635,577	46.05%	\$ 14,006,134	\$ 3,353,567	23.94%
Appropriated Retained Earnings	0	0	0.00%	345,008	0	0.00%
TOTAL RESOURCES	\$ 23,094,449	\$ 10,635,577	46.05%	\$ 14,351,142	\$ 3,353,567	23.37%

Fund Title:	Department:	Marina
Fund/Division Number:	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 370,064	\$ 246,535	66.62%	\$ 339,119	\$ 255,252	75.27%
Total Operating Expense	1,833,736	1,401,358	76.42%	1,877,057	1,520,795	81.02%
Total Capital Outlay	21,171,787	9,273,114	43.80%	12,415,000	2,304,652	18.56%
Total Debt Service	146,350	47,175	32.23%	96,343	46,171	47.92%
Total Non-Operating Expenses	1,800	51,111	2839.50%	52,911	28,904	54.63%
TOTAL APPROPRIATIONS	\$ 23,523,737	\$ 11,019,293	46.84%	\$ 14,780,430	\$ 4,155,775	28.12%

**CITY OF FORT PIERCE
SOLID WASTE FUND (402)
OPERATING STATEMENT**

JUNE 30, 2014

3RD QUARTER-JUNE '13 to 3RD QUARTER-JUNE '14 COMPARISON

	3RD QUARTER 6/30/2013	3RD QUARTER 6/30/2014
OPERATING INCOME		
CHARGES FOR SERVICES	\$ 4,622,663	\$ 4,668,492
MISCELLANEOUS	177,569	21,784
GRANTS	38,318	0
TOTAL OPERATING INCOME	<u>\$ 4,838,550</u>	<u>\$ 4,690,276</u>
OPERATING EXPENSES		
PERSONAL SERVICES	\$ 1,499,118	\$ 1,475,127
ADMINISTRATIVE CHARGES	175,274	184,866
LANDFILL CHARGES	909,357	762,008
DEPRECIATION	354,283	293,540
OTHER OPERATING EXPENSES	971,760	1,000,902
TOTAL OPERATING EXPENSES	<u>\$ 3,909,792</u>	<u>\$ 3,716,443</u>
NET OPERATING INCOME (LOSS)	\$ 928,758	\$ 973,833
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	\$ 1,392	\$ 2,213
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	<u>\$ 1,392</u>	<u>\$ 2,213</u>
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	\$ 0	\$ 0
TRANSFER-OUT	927,750	963,000
TOTAL NON-OPERATING EXPENSES	<u>\$ 927,750</u>	<u>\$ 963,000</u>
NET NON-OPERATING INCOME (LOSS)	(\$926,358)	(\$960,787)
NET INCOME (LOSS)	<u><u>\$ 2,400</u></u>	<u><u>\$ 13,046</u></u>

Fund Title:		Department:	Solid Waste
Fund/Division Number:	402-0000	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Grants						
331 50 Disaster Relief/Federal	\$ 0	\$ 32,619	0.00%	\$ 0	\$ 0	0.00%
331 50 Disaster Relief/State	0	5,699	0.00%	0	0	0.00%
Total Grants	\$ 0	\$ 38,318	0.00%	\$ 0	\$ 0	0.00%
Charges for Services						
343 40 Residential Service	\$ 2,500,000	\$ 1,944,580	77.78%	\$ 2,500,000	\$ 1,970,283	78.81%
343 41 Commercial Service	3,200,000	2,371,922	74.12%	3,200,000	2,388,281	74.63%
343 42 Residential Trash	0	0	0.00%	0	0	0.00%
343 43 Commercial Trash	15,000	79,093	527.29%	85,000	78,680	92.56%
343 44 Recycling	260,000	226,439	87.09%	290,000	229,779	79.23%
343 45 Other Income	0	629	0.00%	0	1,469	0.00%
343 46 Recycling Program	0	0	0.00%	3,600	0	0.00%
Total Charges for Services	\$ 5,975,000	\$ 4,622,663	77.37%	\$ 6,078,600	\$ 4,668,492	76.80%
Miscellaneous Revenue						
361 10 Interest on Investments	\$ 4,000	\$ 1,392	34.80%	\$ 4,000	\$ 1,444	36.10%
361 20 Interest of SBA	0	0	0.00%	0	799	0.00%
364 41 Sale of Surplus	0	11,182	0.00%	0	18,916	0.00%
366 90 Other Contributions/Donations	0	166,388	0.00%	0	2,840	0.00%
Total Miscellaneous Revenue	\$ 4,000	\$ 178,962	4474.05%	\$ 4,000	\$ 24,000	599.99%
Total Revenues	\$ 5,979,000	\$ 4,839,943	80.95%	\$ 6,082,600	\$ 4,692,491	77.15%
Appropriated Retained Earnings	622,100	0	0.00%	457,024	0	0.00%
TOTAL RESOURCES	\$ 6,601,100	\$ 4,839,943	73.32%	\$ 6,539,624	\$ 4,692,491	71.75%

Fund Title:		Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 1,987,037	\$ 1,499,118	75.44%	\$ 1,902,959	\$ 1,475,127	77.52%
Total Operating Expense	3,607,063	2,410,674	66.83%	3,305,665	2,241,317	67.80%
Total Capital Outlay	402,000	529,257	131.66%	627,000	348,787	55.63%
Total Non-Operating Expense	1,105,000	927,750	83.96%	1,204,000	963,000	79.98%
TOTAL APPROPRIATIONS	\$ 7,101,100	\$ 5,366,799	75.58%	\$ 7,039,624	\$ 5,028,230	71.43%

**CITY OF FORT PIERCE
GOLF COURSE (405)
OPERATING STATEMENT**

JUNE 30, 2014

3RD QUARTER-JUNE '13 to 3RD QUARTER-JUNE '14 COMPARISON

	3RD QUARTER 6/30/2013	3RD QUARTER 6/30/2014
OPERATING INCOME		
CHARGES FOR SERVICES	\$ 1,095,559	\$ 1,114,039
MISCELLANEOUS	97,455	101,032
GRANTS	0	0
TOTAL OPERATING INCOME	<u>\$ 1,193,014</u>	<u>\$ 1,215,071</u>
OPERATING EXPENSES		
PERSONAL SERVICES	\$ 470,411	\$ 462,386
ADMINISTRATIVE CHARGES	63,609	45,578
CONTRACTUAL FEES	102,998	94,955
UTILITIES	53,523	48,680
COST OF GOODS SOLD	62,604	60,243
DEPRECIATION	117,389	108,116
OTHER OPERATING EXPENSES	401,793	408,504
TOTAL OPERATING EXPENSES	<u>\$ 1,272,327</u>	<u>\$ 1,228,464</u>
NET OPERATING INCOME (LOSS)	(\$79,313)	(\$13,393)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	\$ 233	\$ 61
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	<u>\$ 233</u>	<u>\$ 61</u>
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	\$ 0	\$ 0
TRANSFER-OUT	28,000	14,853
TOTAL NON-OPERATING EXPENSES	<u>\$ 28,000</u>	<u>\$ 14,853</u>
NET NON-OPERATING INCOME (LOSS)	(\$27,767)	(\$14,792)
NET INCOME (LOSS)	<u><u>(\$107,080)</u></u>	<u><u>(\$28,184)</u></u>

Fund Title:		Department:	Golf Course
Fund/Division Number:	405 0000	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Charges for Services</u>						
347 20 Membership Dues	\$ 50,000	\$ 30,315	60.63%	\$ 10,000	\$ 4,230	42.30%
347 22 Other Memberships	0	0	0.00%	40,000	29,084	72.71%
347 24 Golf Fees	1,380,184	1,036,684	75.11%	1,273,000	1,055,712	82.93%
347 25 Driving Range	40,000	28,560	71.40%	42,000	25,012	59.55%
Total Charges for Services	\$ 1,470,184	\$ 1,095,559	74.52%	\$ 1,365,000	\$ 1,114,039	81.61%
<u>Miscellaneous Revenue</u>						
361 10 Interest Earnings	\$ 250	\$ 233	93.20%	\$ 250	\$ 61	24.39%
369 25 Pro Shop Merchandise	45,000	29,743	66.10%	46,000	34,660	75.35%
369 70 Events	0	470	0.00%	26,000	0	0.00%
369 80 Food	25,000	18,903	75.61%	26,000	17,840	68.61%
369 89 Packaged Sales	35,000	27,666	79.05%	36,500	28,079	76.93%
369 90 Misc Revenues	5,000	3,600	72.00%	5,000	5,035	100.69%
369 94 Snacks & Beverages	28,000	17,073	60.98%	28,000	15,418	55.07%
369 98 Other Misc Revenues	0	0	0.00%	0	0	0.00%
Total Miscellaneous Revenue	\$ 138,250	\$ 97,688	70.66%	\$ 167,750	\$ 101,093	60.26%
<u>Transfers</u>						
381 01 Transfer from General Fund	\$ 0	\$0	0.00%	\$ 0	\$0	0.00%
382 50 Transfer from Solid Waste	0	0	0.00%	0	0	0.00%
Total Transfers	\$0	\$ 0	0.00%	\$0	\$ 0	0.00%
Total Revenues	\$ 1,608,434	\$ 1,193,247	74.19%	\$ 1,532,750	\$ 1,215,132	79.28%
Appropriated Retained Earnings	0	0	0.00%	0	0	0.00%
TOTAL RESOURCES	\$ 1,608,434	\$ 1,193,247	74.19%	\$ 1,532,750	\$ 1,215,132	79.28%

Fund Title:		Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 680,170	\$ 470,411	69.16%	\$ 618,727	\$ 462,386	74.73%
Total Operating Expense	1,084,264	801,916	73.96%	1,016,023	766,076	75.40%
Total Capital Outlay	14,000	32,414	231.53%	14,000	16,925	120.89%
Total Non-Operating Expense	0	28,000	0.00%	28,000	14,852	53.04%
TOTAL APPROPRIATIONS	\$ 1,778,434	\$ 1,332,741	74.94%	\$ 1,676,750	\$ 1,260,240	75.16%

CITY OF FORT PIERCE
SUNRISE THEATRE (406)
OPERATING STATEMENT

JUNE 30, 2014

3RD QUARTER-JUNE '13 to 3RD QUARTER-JUNE '14 COMPARISON

	3RD QUARTER 6/30/2013	3RD QUARTER 6/30/2014
OPERATING INCOME		
CHARGES FOR SERVICES	\$ 2,551,935	\$ 2,554,228
MISCELLANEOUS	204,977	213,290
GRANTS	45,861	0
TOTAL OPERATING INCOME	\$ 2,802,773	\$ 2,767,518
OPERATING EXPENSES		
PERSONAL SERVICES	\$ 382,938	\$ 427,800
ADMINISTRATIVE CHARGES	70,814	80,313
CONTRACTUAL FEES	307,974	323,497
UTILITIES	112,726	110,302
COST OF EVENTS	1,622,593	1,435,845
ADVERTISING	450,166	352,816
DEPRECIATION	424,939	403,634
OTHER OPERATING EXPENSES	408,800	398,974
TOTAL OPERATING EXPENSES	\$ 3,780,950	\$ 3,533,180
NET OPERATING INCOME (LOSS)	(\$978,177)	(\$765,662)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	\$ 352	\$ 969
TRANSFER FROM OTHER FUNDS	400,000	334,945
TOTAL NON-OPERATING REVENUES	\$ 400,352	\$ 335,914
NON-OPERATING EXPENSES		
DEBT SERVICE	\$ 0	\$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	1,892
TOTAL NON-OPERATING EXPENSES	\$ 0	\$ 1,892
NET NON-OPERATING INCOME (LOSS)	\$ 400,352	\$ 334,021
NET INCOME (LOSS)	(\$577,825)	(\$431,641)

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Charges for Services</u>						
347 56 10 Ticket Sales	\$ 1,734,137	\$ 2,141,073	123.47%	\$ 2,200,000	\$ 1,960,342	89.11%
347 56 11 Ticket Sales - Rentals	425,000	240,672	56.63%	255,000	380,252	149.12%
347 56 15 Ticket Handling Fees	69,500	68,385	98.40%	89,500	105,422	117.79%
347 56 50 Sponsorship Fees	25,000	750	3.00%	35,000	34,500	98.57%
347 56 80 Memberships	140,000	79,001	56.43%	130,000	45,495	35.00%
347 56 90 Donations & Pledges	258,869	22,054	8.52%	24,000	28,217	117.57%
Total Charges for Services	\$ 2,652,506	\$ 2,551,935	96.21%	\$ 2,733,500	\$ 2,554,228	93.44%
<u>Grants</u>						
331 00 00 Federal Grants	\$ 0	\$ 14,825	0.00%	\$ 0	\$ 0	0.00%
347 70 10 DCF/State Grant	\$ 0	\$ 31,036	0.00%	\$ 0	\$ 0	0.00%
Total Grants	\$ 0	\$ 45,861	0.00%	\$ 0	\$ 0	0.00%
<u>Miscellaneous Revenue</u>						
361 10 00 Interest Earning	\$ 600	\$ 352	58.67%	\$ 400	\$ 969	242.20%
362 14 00 Rents and Royalties	85,000	43,893	51.64%	48,000	35,147	73.22%
369 31 00 Reimb. of Expenditures	7,500	323	4.31%	0	12,321	0.00%
369 70 00 Events	18,000	20,400	113.33%	22,500	20,300	90.22%
369 80 00 Food & Beverages	21,000	0	0.00%	0	0	0.00%
369 89 00 Packaged Sales	105,000	133,758	127.39%	140,000	139,995	100.00%
369 90 00 Miscellaneous Revenues	1,500	258	17.20%	400	240	60.00%
369 95 00 Commission/Tips/Merch.	8,500	6,345	74.65%	6,500	5,288	81.35%
369 96 00 Late Payment Charges	500	0	0.00%	0	0	0.00%
Total Miscellaneous Revenues	\$ 247,600	\$ 205,329	82.93%	\$ 217,800	\$ 214,260	98.37%
<u>Other Resources</u>						
381 01 00 Transfer from General	\$ 0	\$ 0	0.00%	\$ 0	\$ 72,445	0.00%
381 91 00 Transfer from FPRA	400000	400000	100.00%	350,000	262,500	75.00%
Total Other Resources	\$ 400,000	\$ 400,000	100.00%	\$ 350,000	\$ 334,945	95.70%
TOTAL RESOURCES	\$ 3,300,106	\$ 3,203,125	97.06%	\$ 3,301,300	\$ 3,103,432	94.01%

Fund Title:		Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 601,706	\$ 382,938	63.64%	\$ 532,245	\$ 427,800	80.38%
Total Operating Expense	3,254,605	3,398,013	104.41%	3,324,760	3,105,381	93.40%
Total Capital Outlay	0	287	0.00%	500	3,357	0.00%
Total Transfers	0	0	0.00%	0	1,892	0.00%
TOTAL APPROPRIATIONS	\$ 3,856,311	\$ 3,781,238	98.05%	\$ 3,857,505	\$ 3,538,429	91.73%

**CITY OF FORT PIERCE
BUILDING & CODE (420)
OPERATING STATEMENT**

JUNE 30, 2014

3RD QUARTER-JUNE '13 to 3RD QUARTER-JUNE'14 COMPARISON

	3RD QUARTER 6/30/2013	3RD QUARTER 6/30/2014
OPERATING INCOME		
LICENSE and PERMIT	\$ 760,206	\$ 848,961
CHARGES FOR SERVICES	9,096	11,306
FINES & FORFEITS	300	100
MISCELLANEOUS	13,164	21,155
TOTAL OPERATING INCOME	<u>\$ 782,766</u>	<u>\$ 881,522</u>
OPERATING EXPENSES		
PERSONAL SERVICES	\$ 544,549	\$ 519,685
ADMINISTRATIVE CHARGES	63,203	69,935
CONTRACTUAL FEES	14,634	31,843
DEPRECIATION	10,054	3,750
OTHER OPERATING EXPENSES	87,012	83,011
TOTAL OPERATING EXPENSES	<u>\$ 719,452</u>	<u>\$ 708,223</u>
NET OPERATING INCOME (LOSS)	\$ 63,314	\$ 173,299
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	\$ 307	\$ 443
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	<u>\$ 307</u>	<u>\$ 443</u>
NON-OPERATING EXPENSES		
DEBT SERVICE	\$ 0	\$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	<u>\$ 0</u>	<u>\$ 0</u>
NET NON-OPERATING INCOME (LOSS)	\$ 307	\$ 443
NET INCOME (LOSS)	<u><u>\$ 63,621</u></u>	<u><u>\$ 173,742</u></u>

Fund Title:		Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
<u>Licenses and Permits</u>						
322 10 Permits-Building Dept.	\$ 498,000	\$ 445,095	89.38%	\$ 550,000	\$ 510,298	92.78%
322 20 Inspections	15,000	9,667	64.45%	15,000	6,954	46.36%
322 90 Other Permit Fees	360,000	290,369	80.66%	372,313	317,004	85.14%
329 40 Contractor's License	50,000	15,075	30.15%	50,000	14,705	29.41%
Total Licenses and Permits	\$ 923,000	\$ 760,206	82.36%	\$ 987,313	\$ 848,961	85.99%
<u>Charge for Services</u>						
341 40 Cert., Copying, Rcd. Search	\$ 500	\$ 740	148.00%	\$ 1,000	\$ 1,237	123.67%
341 60 Administration Fees	0	0	0.00%	0	281	0.00%
341 61 Demo & Flood Plain Mgmt	0	0	0.00%	12,500	0	0.00%
341 94 Credit Card Process Fees	6,094	8,355	137.10%	10,000	9,788	97.88%
Total Charges for Service	\$ 6,594	\$ 9,095	137.93%	\$ 23,500	\$ 11,306	48.11%
<u>Fines & Forfeits</u>						
354 60 Unlicensed Contracting	\$ 0	\$ 300	0.00%	\$ 5,000	\$ 100	0.00%
Total Fines & Forfeits	\$ 0	\$ 300	0.00%	\$ 5,000	\$ 100	0.00%
<u>Miscellaneous Revenue</u>						
361 10 Interest on Investments	\$ 0	\$ 307	0.00%	\$ 0	\$ 443	0.00%
369 00 Miscellaneous Revenues	17,000	13,164	77.44%	17,000	21,155	124.44%
Total Miscellaneous Revenues	\$ 17,000	\$ 13,471	79.24%	\$ 17,000	\$ 21,598	127.05%
<u>Interfund Transfers</u>						
381 10 General Fund	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
TOTAL Interfund Transfers	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
Appropriated Retained Earnings	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	0.00%
TOTAL RESOURCES	\$ 946,594	\$ 783,072	82.73%	\$ 1,032,813	\$ 881,965	85.39%

Fund Title:		Department:	Building Inspection			
Fund/Division Number:	420-2902-524	Division:				

	2012/13 Adopted	2012/13 Actual	Yr. Lapse 75%	2013/14 Adopted	2013/14 Actual	Yr. Lapse 75%
Total Personnel Services	\$ 732,909	\$ 544,549	74.30%	\$ 748,313	\$ 519,685	69.45%
Total Operating Expense	213,685	174,903	81.85%	297,000	188,539	63.48%
Total Capital Outlay	0	523	0.00%	0	0	0.00%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	\$ 946,594	\$ 719,975	76.06%	\$ 1,045,313	\$ 708,223	67.75%

**FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
3RD Quarter Report
June 30, 2014**

CASH AND INVESTMENT REPORT

October 1, Beg. Available Resources	3,651
Revenues	<u>7,462,868</u>
Available Resources	7,466,519
Expenditures	<u>7,755,295</u>

Current Available Resources (288,776)

FPRA Operating Resources and Uses	Budget	Budget Adjust.	Revised Budget	Expended	Balance
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Current Resources Available for Operating	(288,776)
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Plus Unrealized Revenue:					
302 Marina Dockage					30,000
303 Leases					0
304 Sale of Land					432,000
305 Transfer From General					<u>0</u>
Total Unrealized Revenue					462,000

Estimated Resources Available For Operating	173,224
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Less Outstanding Expenditures:					
501 Personnel Services	0	0	0	0	0
502 Operating Expenditures	296,500	29,038	325,538	300,538	25,000
503 Capital Outlay	0	1,644,253	1,644,253	1,644,253	0
504 Total Grants-Private Organ.	20,000	0	20,000	15,229	4,771
505 Transfers	5,563,033	0	5,563,033	5,532,774	30,259
506 Sunrise Theatre	<u>350,000</u>	<u>0</u>	<u>350,000</u>	<u>262,500</u>	<u>87,500</u>
Categories Balances	<u>6,229,533</u>	<u>1,673,291</u>	<u>7,902,824</u>	<u>7,755,294</u>	<u>147,530</u>

Projected Resources Over (Short)	<u><u>25,695</u></u>
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FORT PIERCE REDEVELOPMENT FUND

OPERATING FUND

3RD Quarter Report

June 30, 2014

TRANSFERS FROM GENERAL

Fiscal Year:

2011	1,319,504
2012	1,129,036
2013	1,410,793
2014	<u>1,689,274</u>

Total Transfers 5,548,607

Less:

Reductions:

Seaway Drive Roundabout (Days Inn Sight) 1,488,000

Total Due General Fund 4,060,607

**FORT PIERCE REDEVELOPMENT FUND
CONSTRUCTION FUND
3RD QUARTER REPORT
June 30, 2014**

CASH AND INVESTMENT REPORT

October 1, Beg. Available Resources	171,305
Revenues	<u>388</u>
Available Resources	171,693
Expenditures	<u>0</u>
Current Available Resources	171,693

Project Accounting	Budget	Budget Adjust.	Revised Budget	Expended	Project Balance
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Project Funding Available					171,693
Plus:					
Refund from FDOT for Harbor Isle					<u>203,000</u>
Total Unrealized Revenue					203,000
Estimated Resources Available For Projects					374,693

Less Outstanding Projects:

* 501 Moore's Creek Park	673,617		673,617	219,737	453,880
502 A1A Lighting/Landscape	473,823	(189,288)	284,535	284,535	0
503 Northwest Pioneer Park	880,772	(5,729)	875,043	875,043	0
504 Ave D Bus Terminal	750,000	(361,036)	388,964	388,964	0
505 Land & Fill	100,000		100,000	100,000	0
506 Fisherman's Wharf	10,750		10,750	10,750	0
507 A1A (Phase 1) Underground Electric	1,260,000	(324,065)	935,935	935,935	0
508 Avenue Q Sewer Project	65,000	(2,353)	62,647	62,647	0
509 Harbor Isle Roundabout	203,623		203,623	203,623	0
510 Jetty	75,000	1,101	76,101	76,101	0

Projects Balances	<u>4,492,585</u>	<u>(881,370)</u>	<u>3,611,215</u>	<u>3,157,335</u>	<u>453,880</u>
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Resources Over (Short)					<u><u>(79,187)</u></u>
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* Note: The \$453,880 will not be paid until funding is available.

City of Fort Pierce
Financial Position/Resources and Uses
JUNE 30, 2014
3rd Quarter Fiscal 2014

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Avail. Resources Sept. 30, 2013	4,166,182	4,142,373	1,177,947	(161,064)	(95,110)	31,460
Less:						
10% Budget Reserve	(3,410,854)					
2014 Budget Appropriation	(723,634)	(345,008)	(457,024)			
10/01/2013 Unrestricted Resources	31,694	3,797,365	720,923	(161,064)	(95,110)	31,460
3rd Quarter Revenues	30,189,663	3,353,567	4,692,491	1,215,132	3,103,432	881,965
2014 Budget Appropriation	723,634	345,008	457,024			
2015 Budget Appropriation	(1,508,000)			0	0	0
10/01/13 thru 06/30/14 Resources	29,405,297	3,698,575	5,149,515	1,215,132	3,103,432	881,965
3rd Quarter Expenses	26,292,722	4,155,776	5,028,230	1,260,240	3,538,429	708,223
Less Accum. Depreciation		(563,702)	(333,944)	(108,116)	(403,634)	(3,750)
Total Uses	26,292,722	3,592,074	4,694,286	1,152,123	3,134,796	704,474
FY 2014 Net Resources	3,112,575	106,501	455,229	63,009	(31,363)	177,492
Total Resources Available	3,144,269	3,903,866	1,176,152	(98,055)	(126,473)	208,952

City of Fort Pierce
Urban Redevelopment
Financial Position/Resources and Uses
30-Jun-14
3rd Quarter Fiscal 2014

	104 CRA	304 CRA	103 CDBG	103 BEDI	105 SHIP	107 NSP	106 Grant Admin HHR	199 Emergency Services
		Bond Fund						

Avail. Resource Sept. 30, 2013	3,651	171,305	184,908	685,481	76,623	10,912	72,572	0
Less:								
Reserve								
Budget Appropriation								
10/01/2013 Restricted (***) and Unrestricted Resources	3,651	171,305	184,908	685,481	76,623	10,912	72,572	0

3rd Quarter Revenues	7,462,868	388	108,655	115,233	74,790	0	91,786	1,205,618
10/01/13 thru 06/30/14 Resources	7,462,868	388	108,655		74,790	0	91,786	1,205,618
3rd Quarter Expenses	7,755,295	0	341,490	30,844	6,833	10,912	57,282	1,780,028
Total Uses	7,755,295	0	341,490	30,844	6,833	10,912	57,282	1,780,028
FY 2014 Net Resources	(292,427)	388	(232,836)	(30,844)	67,957	(10,912)	34,504	(574,411)

Total Resources Available	(288,776)	171,692	(47,928)	654,637	144,580	0	107,076	(574,411)
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City Commission Regular Meeting

Agenda Item # 12. a.

Meeting Date: 07/21/2014

Re: Common Good Initiative - Lincoln Park Community

Submitted For: Nick Mimms, Deputy City Manager, City Manager

SUBJECT:

Discussion led by Commissioner Alexander regarding the designation of Lincoln Park, Fort Pierce, St. Lucie County, as a "Common Good Community" by the Allegany Franciscan Ministries.

Attachments

[Common Good Initiative Announcement](#)

[Common Good Initiative Overview](#)

[Fort Pierce Men's Health Strategic Planning Initiative](#)



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COMMON GOOD INITIATIVE UPDATE

Posted In: [Newsletter Articles](#), [Uncategorized](#)

June 23, 2014



In late 2013, after an extensive and thoughtful discernment process, the Allegany Franciscan Ministries Board of Directors approved a new strategic enterprise called the "Common Good Initiative." In keeping with our mission to serve together in the spirit of the Gospel as a compassionate and transforming healing presence within our communities, the initiative will allow us to work with residents and stakeholders in specific identified communities to create opportunities, develop strategies and make investments that lead to positive health outcomes.

Evidence suggests that a focused approach in one geographic area will help us leverage resources and make a greater, measurable impact. We hope to utilize our resources to build in-depth relationships in each community, involve residents in creating or developing creative and innovative opportunities, and direct our investments towards the long-term success of those initiatives and programs.

Broadly speaking, the goal of the Common Good Initiative is to partner with specific neighborhoods to create healthier, safer, and more prosperous places in which our most vulnerable residents can live, learn, work and play.

Through the first half of 2014, the Allegany Franciscan Ministries' staff, volunteers and community partners worked to finalize the selection of a "Common Good Community" in each region. We are thrilled to announce that the Common Good Communities are:

Miami-Dade Region: Overtown

Tampa Bay Region: Wimauma Village (Wimauma, Hillsborough County)

Palm Beach Region: Lincoln Park (Fort Pierce, St. Lucie County)

The identification of these three communities is the culmination of a tremendous amount of work and collaboration, and we are so proud of and grateful for the work of the staff team and commissions, as well as our hundreds of community partners who assisted so far! The three communities are different in many ways, while the opportunities for us to partner with residents to impact lives in the short and long term are significant in each.

We are now entering the next steps of our planning work, in which we hope to engage members of each community as well as other stakeholders even more deeply in thinking about the best ways we can be involved in that community. In some communities, existing coalitions may be invited to serve in an advisory role; in others, roundtable events and town hall meetings may be held to gather information and prioritize.

If you are interested in working with us in Wimauma, Overtown or Lincoln Park, please contact the regional vice president for that region (Cheri Wright-Jones, Miguel Milanés or Upendo Shabazz-Phillips). We are eager to include you!

LATEST NEWS

[Now hiring Administrative & Grant Services Coordinator position at our Palm Harbor office.](#)

June 12, 2014

[Resource for Newly Insured: A Roadmap to Better Care and a Healthier You](#)

April 24, 2014

[We're hiring! Two new full time positions available at our Palm Harbor office](#)

March 19, 2014

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ARCHIVES

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[2013](#)
[2012](#)
[2011](#)

UPCOMING EVENTS

[Tea & Tidbits, Tampa Bay](#)
October 8 @ 3:00 pm - 4:00 pm

[View All Events](#)

APPLY FOR A GRANT

[NEW APPLICANTS](#)

[CURRENT PARTNERS](#)

GRANT DEADLINES

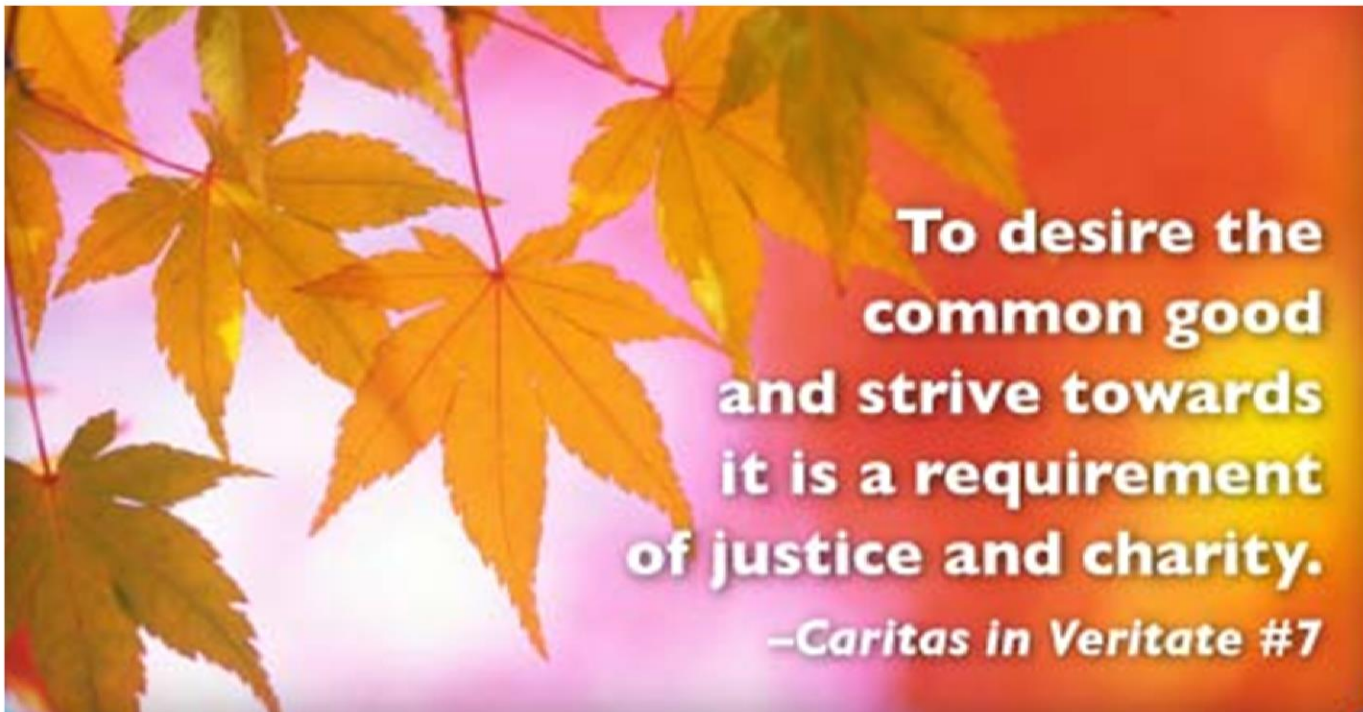
Allegany Franciscan Ministries awards grants to nonprofit organizations in the regions we serve on a continuing basis. Below are application deadlines.

October 1 - ACOR Grants



Allegany
Franciscan
Ministries

Common Good Initiative





Allegany Franciscan Ministries

March 2014

It is with great pleasure that Allegany Franciscan Ministries announces a new strategic endeavor, the “Common Good Initiative,” designed to mobilize communities towards better health and wellness through community engagement, a long-term commitment of resources, and increased collaboration of citizens and stakeholders.

In keeping with the legacy of the Franciscan Sisters of Allegany and with our mission to serve together in the spirit of the Gospel as a compassionate and transforming healing presence within our communities, this initiative will bring hope, inspire residents to embrace opportunities to improve their health and wellness, and make a transformative and measurable impact for the poor and underserved.

While Allegany Franciscan Ministries has committed a significant amount of resources to the initiative, we recognize that success will require that 1) stakeholders in the community take an active role in identifying opportunities, making recommendations and implementing the plan, and 2) other philanthropic, public, private, non-profit, and faith-based organizations come together to leverage funding, take leadership roles, and commit to a sustainable effort for the long-haul.

We look forward to working with a broad spectrum of stakeholders to become a part of improving health and wellness for community residents. As we move further along in the process to identify three communities, we encourage you to stay connected to see how you can help us. We value your input and guidance.

Peace and all good,

*Sr. Jo Streva, OSF
Chairperson, Board of Trustees*

*Eileen Coogan Boyle
President & CEO*

Special thanks to everyone on the staff team, regional commissions and board of trustees at Allegany Franciscan Ministries. The Common Good Initiative Task Force committed countless hours in developing this initiative. Led by Task Force chairman Carl Lavender, its volunteer members included: Alma Ayala, Arlease Hall, Emery Ivery, Sr. Jo Streva, John Flanigan, Sr. Lucy Cardet, Sr. Margaret Mary Kimmins, Margie Walden and Dr. Peter Gorski.



Allegany
Franciscan
Ministries

Common Good Initiative

A Focused, Community-Driven Approach for the Common Good

In late 2011, the Allegany Franciscan Ministries Board of Trustees began a process to identify a new strategic opportunity that would allow the organization to more deeply fulfill its mission, be open to new and innovative ways to create healthier communities, provide for the highest and best use of available funding, promote systemic change, and energize our community, volunteers and staff.

This past December, the Board of Trustees approved a new strategic initiative called the “Common Good Initiative.” The “common good” term comes from a central concept in the modern teaching of Catholic Social Teaching and is summarized in the 2004 Compendium of the Social Doctrine of the Church, #164, chapter 4, part II:

The principle of the common good, to which every aspect of social life must be related if it is to attain its fullest meaning, stems from the dignity, unity and equality of all people. According to its primary and broadly accepted sense, the common good indicates “the sum total of social conditions which allow people, either as groups or as individuals, to reach their fulfillment more fully and more easily”.

In keeping with our mission to serve together in the spirit of the Gospel as a compassionate and transforming healing presence within our communities, Allegany Franciscan Ministries will identify **one community** in each of the three regions we serve and **work with its citizens and stakeholders** to create opportunities, develop strategies and make investments that lead to positive health outcomes in each community.

Allegany Franciscan Ministries will focus the Common Good Initiative in under-resourced communities, increasing access to health and related resources necessary to bring about change towards better health and wellness.

A Common Good Community Starts with...

A Community with Health and Wellness Challenges, Ready to Partner with Us

Through analysis of a host of social, health and economic indicators, communities will be identified for the Common Good Initiative. Further work will be done to assess each community’s strengths, assets and to gather input directly from persons in the community. The Regional Commissions and Board of Trustees will make a final decision on one geographic community per region by June 2014.

Collaboration and Partnerships

While Allegany Franciscan Ministries has committed a significant amount of resources to the initiative, we recognize that success will require that 1) stakeholders in the community take an active role in identifying opportunities, making recommendations and implementing the plan, and 2) other philanthropic, public, private, non-profit, and faith-based organizations come together to leverage funding, take leadership roles, and commit to a sustainable effort for the long-haul.

Long-Term Commitment and Resources

The time invested in a community will depend on the community and the strategies chosen. While recognizing that this work takes a long-term commitment, reasonable expectations will be set for results and benchmarks to ensure that the work is on the path to success.

Allegany Franciscan Ministries plans to commit over \$6.5 Million to the Common Good Initiative over the next two years, while we anticipate working with communities for at least five to seven years. The total amount available and flow of resources needed over time may change depending on the community, strategies chosen, and availability of funds.

Belief that an Impact can result from the Common Good Initiative

Allegany Franciscan Ministries believes and expects the following outcomes from this initiative:

1. Positive movement in health and wellness indicators.
2. Documented changes in systems that improve a community's health and wellness. These will be determined collectively by the community and Allegany Franciscan Ministries and must address causes and lead to outcomes.
3. Evidence that efforts will be sustained.
4. Evidence of community engagement, collaboration and partnership.
5. Evidence of community mobilization and capacity.



Allegany
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Frequently Asked Questions

How did this program come about?

In late 2011, the Allegany Franciscan Ministries Board of Trustees began a process to identify a new strategic opportunity that would allow the organization to more deeply fulfill its mission, be more open to new and innovative ways to create healthier communities, provide for the highest and best use of available funding, promote systemic change, and continue to energize our community, volunteers and staff.

This past December, the Board of Trustees approved a new strategic enterprise called the “Common Good Initiative.” In keeping with our mission to serve together in the spirit of the Gospel as a compassionate and transforming healing presence within our communities, Allegany Franciscan Ministries will identify one community in each of the three regions we serve and work with residents and stakeholders to create opportunities, develop strategies and make investments that lead to positive health outcomes in each community.

The Common Good and Catholic Social Teaching

The “common good” is a central concept of Catholic Social Teaching and is summarized in the 2004 Compendium of the Social Doctrine of the Church, #164, chapter 4, part II:

The principle of the common good, to which every aspect of social life must be related if it is to attain its fullest meaning, stems from the dignity, unity and equality of all people. According to its primary and broadly accepted sense, the common good indicates “the sum total of social conditions which allow people, either as groups or as individuals, to reach their fulfillment more fully and more easily”.

Why one community or neighborhood, we have needs throughout the counties we serve?

Evidence suggests that a focused approach in one geographic area will help us leverage resources and make a greater, measurable impact. Allegany Franciscan Ministries expects to utilize our limited resources to build in-depth relationships in each community, involve residents in creating or developing creative and innovative opportunities, and direct our investments towards the long-term success of those initiatives and programs.

While Allegany Franciscan Ministries will begin dedicating a substantial amount of its available grant funds to the Common Good Initiative, we will maintain a limited number of our more traditional grants in each region. (See question “Will you still maintain a competitive grants program?” on the next page).

How will the communities be chosen?

Communities will initially be identified through analysis of social, health and economic indicators. In order to be consistent across regions, we are using data sources including, but not limited to, our local Children’s Services Councils, Census Bureau, County Health Departments and Florida Department of Health. Then, further work will be done to assess each community’s strengths and assets and to gather input directly from persons in the community. The Regional Commissions and Board of Trustees will make a final decision on one geographic community per region.

How much money will be committed to the Common Good Initiative?

Allegany Franciscan Ministries typically awards \$6 million annually through its available grants programs. There will be no change to the total grant budget for this year, nor any change to the total grant budget by region.

Of the total \$12 million anticipated to be available in the next two years, approximately \$6.5 million will be committed to the Common Good Initiative. The Miami-Dade Region will have \$1 million; Palm Beach Region will have \$2.5 million and the Tampa Bay Region will have \$3.2 million available for the Common Good Initiative.

Why is there a different allocation per region?

Total funds available in each region for our ministry are legally restricted to specific counties based on agreements made when Allegany Franciscan Ministries was formed. The allocation is in large part based on the total assets originally contributed to create Allegany Franciscan Ministries from each region. While the amount of available funds varies per region, Allegany Franciscan Ministries maintains equal staffing support in each region and through its central office.

Will you still maintain the competitive grants programs?

Allegany Franciscan Ministries offers several competitive and non-competitive grant programs. However, with the launch of the Common Good Initiative, there will be a significant reduction in the total amount of funds available for these grant programs making the selection of recipients more competitive.

In 2014, the Palm Beach and Tampa Bay regions will continue to offer both Major Grants and Tau Grants. Again, the total funds for the Major Grants and Tau Grant programs will be decreased. In Miami-Dade, nearly all the funds available will be directed to the Common Good Initiative with a small reserve of funds for other purposes that may or may not be directly related to the Common Good Initiative.

Each year, the allocation may change based on the needs of the community, available funds, and partners engaged with the initiative.

What do you expect to achieve through this initiative?

Allegany Franciscan Ministries believes and expects the following outcomes from this initiative:

1. Positive movement in health and wellness indicators.
2. Documented changes in systems that improve a community's health and wellness. These will be determined collectively by the community and Allegany Franciscan Ministries and must address causes and lead to outcomes.
3. Evidence that efforts will be sustained.
4. Evidence of community engagement, collaboration and partnership.
5. Evidence of community mobilization and capacity.

How do I get involved in this initiative?

As we begin to develop, refine and engage in this initiative, we will be looking to our current and past grant partners, community stakeholders, and residents to help us understand the community, share best practices, and connect us to others with whom we can partner and leverage resources. How can you help?

1. Get to know our organization, mission, and staff.
 - a. Attend an information sessions, lunch and learns, or other events
 - b. Sign Up for Our E-Newsletter
 - c. “Like” us on Facebook
2. Help us get to know you.
 - a. Tell us what trends you see in your community, programs, and amongst your peers
 - b. Share a success story
 - c. Make sure we are “following” you on your social networks

Next Steps and Timeline:

Beginning in January 2014, Allegany Franciscan Ministries has the following anticipated timeline to launch the Common Good Initiative.

January - February	Allegany Franciscan Ministries announces the Common Good Initiative and Grant programs for 2014
February - June	Community research, asset & readiness assessment conducted. Regional Commissions’ community selection recommendations presented to Board of Trustees for final selection in early Summer 2014.
June - October	Additional work in the community will be done to further identify opportunities, develop partnerships, and begin to set strategies for implementation.



Meeting Minutes
April 7, 2014
Ron Parrish, Chair

Roundtable Members Attending: Sean Baldwin, Linda Bartz, John Bolduc, Sean Boyle, Chris Dzadoovsky, Linda Hudson, Andrew Hunt, Karen Knapp, Andrea Kochanowski, Larry Lee, Tony Loupe, Robert McPartlan, Vern Melvin, Ron Parrish, Lisa von Seelen, and Genelle Yost.

Roundtable Members Absent: Terissa Aronson, Carol DeLoach, Mary Locke, Ken Mascara, Richard Stetson, and Wydee'a Wilson.

Guests Attending: Arlease Hall, Clint Sperber and Tonya Andreacchio.\

I. Welcome/Introductions and Pledges

Ron Parrish welcomed all members to the meeting. The Pledge of Allegiance and the Treasure Hunter Pledge were then conducted.

II. April Agenda/March Minutes

Vern Melvin made a motion to accept the April agenda and March minutes, seconded by Bob McPartlan. Motion carried unanimously.

III. February 2014 Financials

Esperanza Morales presented the financials for February. Membership dues received were from the Hunt Foundation of \$10,000.00. Grant revenues were \$7,276.47 from Children's Services Council and the United Way. Other income was \$1,888.00 for Bridges Out of Poverty training, the sale of Kids at Hope books/materials, and Kiss the Pig donations. The Kiss the Pig fundraiser was a success, with a total of \$7,270.65 collected. There was no savings account activity. Total income was \$9,164.47, at 68.44% for the year and expenses were \$34,723.89 at 39.41% for the year

Tony Loupe made a motion to approve the February 2014 financials, seconded by John Bolduc. Motion carried unanimously.

IV. Fort Pierce Men's Health Strategic Planning Initiative

New Equity Partners Consulting Group principles Dr. April Young, Rod Petrey, and Anthony Blazebe, as well as Upendo Shabazz-Phillips with Allegany Franciscan Ministries presented on findings on a study they did on men's health in Fort Pierce. They utilized surveys, focus groups, interviews and observation. The rate of incarceration is higher than any other community they have surveyed. These were the toughest group of men ever studied. There was a lot of suspicion, anger, resentment, and apathy. These men have spent a lot of time in prison and can't find work or housing. The number of men that have been tested for HIV is high as every six months a van comes to the neighborhood and tests them. Larry Lee added there is a 75% reduction of HIV/AIDS in that community and the Roundtable initiative regarding HIV/AIDS is paying off. New Equity suggested that maybe a van like the HIV one providing holistic well visits. These men are on the corner or under a tree, hanging out and making everyone else's lives miserable. They are a nuisance.

Summary Profile of Population

- 99% African American
- 38% employed
- 43% have high school diploma
- 59% earned less than \$20K per year

- 7% have college degrees
- 28% earned less than \$10K per year

Summary of Frequencies

- 70% previously incarcerated
- 31% with no place for health care
- 44% have a medical home
- 24% received dental care in previous year
- 17% report depression
- 74% report hypertension
- 19% report diabetes
- 50% smoke
- 93% have been tested for HIV

Digital Divide

- 86% have cell phones
- 38% have smart phones
- 43% have computers in the home with Internet access

Possible Measures: A Way Forward

- Use of technology (mobile phones) to expand access to care
- Append to a provider organization – use the HIV van for a mobile health clinic
- Begin with the self-selected group of under-served men – 40 men were interested in working on a solution
- View as a cutting-edge capital venture – a digital/mobile technology investment – create something new and sell to other communities. Talking with Johns Hopkins now.
- Envision implementation as a high-level tech initiative

V. Community Benchmarks

Christine Epps stated that as Roundtable members and policy makers, they make decisions and whatever is chosen today will be handed to a Steering Committee. The Steering Committee member should be second in command of member agencies and able to make decisions. They will be tasked with doing further research and look deeper into the issues and the “why”. She asked that before they leave today decide who the Steering Committee member will be.

Tonya Andreacchio and Clint Sperber presented statistics in St. Lucie County in the following areas:

Growing a Vibrant Economy – issues of economics, household income, poverty and unemployment.

Sustaining a Healthy Community – issues of public health – obesity, diabetes, HIV/AIDS, teen births, infant deaths, infant mortality, low birth rate, prenatal care, immunization, STD’s, access to care, uninsured, and oral health.

Discussion

- Larry Lee - Teen pregnancy is the root cause for generational poverty.
- Clint Sperber – It is important to note that infant deaths due to accidents is higher than the rate of death by HIV and homicide by firearm put together.
- Lisa von Seelen - Healthy Start is pushing for legislation for a FEMR Group to review all deaths. Exposure to violence while pregnant is also an indicator..

Achieving Educational Excellence – issues of education – educational attainment, free and reduced lunch, Kindergarten readiness, FCAT reading, non-promotion rates, graduation rate.

Discussion

- Chris Dzadovsky – There is research that shows 3rd grade reading levels are indicators in future prison planning.
- Vern Melvin – Were 70% of our children reading at grade level in 2006 and now only 50%?
- Genelle Yost – There have been six changes to the FCAT in the last 3 years. There is now a higher

level of expectation on the assessment. It is more difficult to reach the levels of proficiency now. This is the final year of the FCAT.

- Larry Lee – Representative Lee is asking for legislation for a pilot program in Fort Pierce to fund childhood literacy.
- Tony Loupe – There was a study done in Chicago that took a group of children in child care – one in a quality setting and one that was more of a babysitting service. Those in the quality center were more likely to have a job, own a home, and have money in a savings account.
- Tonya Andreacchio – in 2010-11 the Federal government changed the graduation rate and required all states to measure the same rates.
- Genelle Yost - Those students who transfer to college and earn a degree are not considered to have graduated.
- Sean Baldwin – So if we wanted to work on increasing graduations rates we cannot use this data. Sometimes GED's are consequence oriented and come after bad things happen. There is a GED program in the jail. Tony Loupe – The first year of VPK was in 2005-06. There were 1,500 students the first year and 2,700 now. There are 3,200 kindergarteners so Early Learning Coalition is getting a high percentage of them.

Keeping the Community Safe – issues of violence - delinquency referrals, marijuana, cigarette and alcohol usage, unintentional injuries, mortality rates, violent crime rates, gun violence, arrest rates,

Discussion

- John Bolduc – There has been a steady decline in the county, state and nation.
- Sean Baldwin - Community policing is more accepted, demographics are changing.
- Sean Baldwin – There are a small number of young men in gangs that are dealing with their conflicts by gunfire. Most of the guns recovered were stolen, but they do buy ammunition at Walmart which is great because they are being videotaped.
- Chris Dzadovsky – When he visited Pittsburg he noticed that all shell casings go to forensic analysis. Sean Baldwin – They used to be able to do that but four years ago the ATF took that away. He is trying to get it back. The FPPD is writing a grant to address the violence.
- Christine Epps – We have a disproportionate minority arrest rate.

Health Rankings – health outcomes, health factors (includes health behaviors, access and quality of care, social and economic factors, and physical environment).

Sean Boyle made a motion to nominate Clint Sperber as Chair of the Steering Committee and Tonya Andreacchio as Vice-Chair, seconded by Chris Dzadovsky. Motion carried unanimously.

Discussion

- Chris Dzadovsky – He will go back to the Board of County Commission and ask them to look at this and fund it on some level as it is an economic development issue and the Economic Development Council needs to be at the table. We need to attract corporations and business to St. Lucie County. Focus money is needed to take care of these issues so corporations will want to come to St. Lucie.
- Larry Lee – There are vacant board seats and the new director of the Economic Development Council should be at the table. That and education are the two most fundamental areas. The other seat is a faith network member we should address.
- Sean Baldwin – Is addressing Faith and the Lincoln Park Pastors Association has asked to be involved. He would like to invite them to sit at the table.
- Christine Epps - Other Roundtable members also have ideas about potential faith members.
- Chris Dzadovsky – Will ask the Board to impress on the new director of the Economic Development Council to come to the meetings. They fund them \$250,000 a year.
- Larry Lee – Collectively the members at the table have thousands of employees and big budgets. We should be able to produce some results.

VI. Prioritizing Indicators

Each Roundtable member completed a worksheet, prioritizing what they believe are the top indicators. The final tally showed the following results:

- 1 – Violent Crime Rate Child
- 2 – Child Maltreatment
- 3 – Violent Crime Rate Adult
- 4 – Reading on Grade Level by 3 Grade
- 5 – Infant Mortality
- 7 – Tied: Children below Poverty Level; Kindergarten Readiness; Juvenile Arrest/Referrals
- 9 – Unemployment
- 10 – Childhood Obesity
- 11 – Prenatal Care
- 12.5 – Tied: Oral Health; Graduation Rates
- 14 – Educational Attainment
- 15 – Low Birth Weight
- 16 – Uninsured Children
- 17 – Unintentional Injury/Death
- 18 – Reading on Grade Level by 10th Grade
- 19 – Teen Birth Rate
- 20 – Household Income
- 22 – Diabetes Deaths
- 23 – Non-promotion Rates
- 24.5 – Tied: Sexually Transmitted Disease; HIV/AIDS Infection
- 26.5 – Tied: Number of Physicians; Cigarette Use
- 28 – Immunizations
- 29 – Alcohol Use
- 30 – Marijuana Use

Discussion

- Christine Epps – We need to take at least the first five and start formulating a goal to give to the Steering Committee. They will look further at the other indicators and will be charged with looking at a scientific best-practice framework for the approval of the Roundtable. This group needs to set benchmarks and the Steering Committee will come back with strategy and best practice.
- Sean Baldwin – We should not assign a specific number or percentage. Let the Steering Committee recommend a specific objective and make sure objectives are achievable. They will do the research, establishing benchmarks, analysis, finding a framework, and strategies.
- Sean Boyle – Agrees with Sean Baldwin. We should narrow it down to five or six and combine some.
- Sean Baldwin – They need to take these priorities, narrow down the target, give the Roundtable the framework and strategies. Would like it if we use the same sort of model as the HIV/AIDS curriculum.
- Boyle – Just because something isn't a priority we won't stop working on it. We will continue to address it and we're not going to shift resources away from what's already working such as the teen birth rate.
- Linda Bartz – When she was doing the ranking she was thinking that same thing. She didn't put oral health as high because we are working on it and will continue to work on it but that doesn't mean it's important.
- Clint Sperber – Don't set us up for failure. To understand a strategy we need to know what resources are available, from a funding prospective too.
- Christine Epps – The Steering Committee will get the same presentation as we did today and they will dissect it and come up with strategies on how to improve these areas.

- Chris Dzadoovsky – This will be similar to Restoring the Village. We need to have community partners as resources.
- Sean Baldwin – We will not implement any strategy until the community has signed off on it. This is extremely important.
- Chris Dzadoovsky – Asked for members to support the County Commission engage Dr. Kennedy and the University of Cincinnati to observe what we have done and focus on funding opportunities. Help us refocus our funding sources to make the best possible decisions.
- Christine Epps – In the last Comprehensive Plan we were missing the evaluation piece. We have to evaluate every year. The University of Cincinnati’s evaluation of what we’ve done would be fantastic.
- Sean Baldwin – We need to re-thing the Level for each agency funding and also fundraising efforts. The Roundtable does not need to do fundraising. This is taking away resources from other agencies. The Executive Director should not be working on fundraising but on strategies. As the economy gets better and budgets get better a priority should be the funding of the Roundtable. If we do want to fundraise then we need to hire somebody to do it, not our Executive Director.
- Chris Dzadoovsky – Proposed that each agency provide an extra \$5,000. That would be substantial. If we focus on the economic development approach that changes the dynamics. People don’t want to hear social services.
- Sean Boyle – Agrees that the Executive Director doesn’t need to do fundraising.
- Ron Parrish – We need to look at funding resources today and if they are sufficient. Likes the idea of each member stepping up to the plate a little closer.
- Chris Dzadoovsky – There are millions of dollars available through County Commission Community Services. He will talk to his Board about the Roundtable being woefully underfunded. We should have a presentation to show to the funders that will be looking at these things.
- Linda Hudson – To follow up we need to show the presentation to the Economic Development Council because they are south county focused and of a totally different mindset. Their board and members need a presentation of major highlights.
- Ron Parrish – This is a lot of great dialogue with great momentum and we can’t let it slip by. We can make a difference in St. Lucie County.

City Commission Regular Meeting

Agenda Item # 12. b.

Meeting Date: 07/21/2014

Re: Application For Appointment / Keep Fort Pierce Beautiful Advisory Board

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Resolution No. 14-R22 appointing Linda George to the Keep Fort Pierce Beautiful Advisory Board.

SUMMARY:

Mrs. Linda George lives in Saint Lucie County and operates a local real estate company. Her application for appointment to the Keep Fort Pierce Beautiful Advisory Board will fill a vacancy.

RECOMMENDATION:

Mrs. George has attended previous meetings and has expressed her interest in becoming a member of the board. I would like to recommend the appointment of Mrs. Linda George to the Keep Fort Pierce Beautiful Advisory Board.

ALTERNATIVES:

Continue to search for new board members.

RESPONSIBLE STAFF:

Paul Bertram, Manager, Parks & Grounds

COORDINATED WITH:

Keep Fort Pierce Beautiful Advisory Board

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Resolution 14-R22

Linda George's Application for Appointment

RESOLUTION NO. 14-R22

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Keep Fort Pierce Beautiful Advisory Board; said terms to commence upon adoption of this resolution and to expire February 28, 2017, or when a successor has been duly appointed.

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Linda George	St. Lucie County Resident	July 20, 2017

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of July, 2014.

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

Robert V. Schwerer, City Attorney



CITY OF FORT PIERCE

100 NORTH US HWY 1

FORT PIERCE, FLORIDA 34950

(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Keep Fort Pierce Beautiful Advisory Board

brokerlinda.george@gmail.com

Name: Linda George	Home-Phone: 772-801-5554
Home Address: 4017 Greenwood Drive, Fort Pierce, FL 34982	
Are you a citizen of the United States?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Occupation: Real Estate Broker	
Do you own a business that operates within the City of Fort Pierce? If yes, list the address and nature of said business:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Morningstar Properties-Own my own real estate company. Home based office @ 4017 Greenwood Drive, Fort Pierce, FL 34982	
Do you now or in the future plan to do business with the City of Fort Pierce? If yes, in what capacity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you employed by a business that is located within the City of Fort Pierce? If yes, state the business and location:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have special training or knowledge in the area of: Architecture: <input type="checkbox"/> Yes <input type="checkbox"/> No Engineering: <input type="checkbox"/> Yes <input type="checkbox"/> No Real Estate Brokering: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Contracting: <input type="checkbox"/> Yes <input type="checkbox"/> No Land Development: <input type="checkbox"/> Yes <input type="checkbox"/> No Other: <input type="text"/>	
Describe your education, background, training and knowledge in the above area(s): Licensed Real Estate Agent/Realtor since 1998 in Florida. Now an active Broker doing business in Fort Pierce.	
Are you currently a member of a Commission-appointed board/committee? If yes, please specify:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have you ever been convicted of a crime? If yes, what was the nature of the crime(s) you were convicted of:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Date: 1/2/14	Referred by: No one/Saw the description for position online.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

City Commission Regular Meeting

Agenda Item # 12. c.

Meeting Date: 07/21/2014

Re: Marina Construction Loan

Submitted For: Robert Schwerer, City Attorney, City Attorney

SUBJECT:

Resolution No. 14-R23, authorizing the issuance to Sun Trust Bank of the City's not to exceed \$3,920,771 Capital Improvement Revenue Note Series 214A.

SUMMARY:

The attached Resolution, Loan Agreement and Proposal Letter are in connection with the proposed Loan Transaction for financing of the Fort Pierce Marina Improvements. These documents have been coordinated with the City's Bond Counsel and our Financial Advisors. They are approved as to form and correctness, and are submitted to the City Commission for approval.

The preliminary Loan Closing is tentatively scheduled for July 22, 2014 here at City Hall.

RECOMMENDATION:

Approval of documents.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Robert V. Schwerer, City Attorney

COORDINATED WITH:

City's Bond Counsel, Michael D. Williams, Esq.
City's Financial Advisor, Wes Bradish

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2014
Account: N/A
Amount: \$3,920,771

OTHER INFORMATION:

Funds will be used to complete the reconstruction of the City Marina.

Attachments

Memo from City Attorney

Resolution No. 14-R23

Loan Agreement

Sun Trust Proposal Letter

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Robert J. Bradshaw, City Manager
FROM: Robert V. Schwerer, City Attorney
SUBJECT: Marina Reconstruction Loan
DATE: July 11, 2014

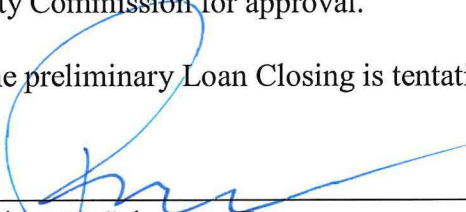
RECEIVED
TIME _____
JUL 11 2014
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Please find attached the following documents in connection with the proposed Loan Transaction for financing of the Fort Pierce Marina Improvements, consisting of:

1. Loan Agreement between City of Fort Pierce and Sun Trust Bank.
2. Resolution No. 14-R23, authorizing the issuance to Sun Trust Bank of the City's not to exceed \$3,920,771 Capital Improvement Revenue Note Series 214A.
3. Sun Trust Proposal Letter setting out the Proposed Terms and Conditions of the Loan.

These documents have been coordinated with the City's Bond Counsel and our Financial Advisors. They are approved as to form and correctness, and may be submitted to the City Commission for approval.

The preliminary Loan Closing is tentatively scheduled for July 22, 2014 here at City Hall.



Robert V. Schwerer, Esq.
City Attorney

/mlp

Attachments

cc: Fort Pierce Mayor and Commissioners (*via email w/o enclosures*)
Nicholas Mimms, Deputy City Manager (*via email w/o enclosures*)
Gloria Johnson, Director, Finance (*via email w/o enclosures*)
Michael D. Williams, Esq. (*via email w/o enclosures*)
Wes Bradish, Financial Advisor (*via email w/o enclosures*)

RESOLUTION NO. 14-R23

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE ISSUANCE TO SUNTRUST BANK OF THE CITY'S NOT TO EXCEED \$3,920,771 CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2014A AND ITS NOT TO EXCEED \$179,229 TAXABLE CAPITAL IMPROVEMENT REVENUE NOTE SERIES 2014B THE PROCEEDS OF WHICH WILL BE USED TO CONSTRUCT IMPROVEMENTS TO AND REHABILITATE THE CITY OWNED AND OPERATED MARINA AND TO PAY COSTS OF ISSUANCE THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH SUNTRUST BANK TO SECURE THE REPAYMENT OF SAID 2014 NOTES; PROVIDING FOR THE PAYMENT OF SAID 2014 NOTES FROM NET MARINA REVENUES AND THE HALF-CENT SALES TAX, ALL AS PROVIDED IN THE LOAN AGREEMENT; AUTHORIZING THE PROPER OFFICIALS OF THE CITY TO DO ANY OTHER ADDITIONAL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE EXECUTION OF THE LOAN AGREEMENT, THE 2014 NOTES, AND THE SECURITY THEREFOR; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION WITH SAID LOAN; DESIGNATING THE 2014A NOTE AS "BANK QUALIFIED"; PROVIDING FOR SEVERABILITY AND OTHER MATTERS IN REGARD THERETO; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Chapter 166, Florida Statutes, Part VI, Chapter 218, Florida Statutes, the Florida Constitution, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared:

(A) The City of Fort Pierce, Florida (the "City") deems it necessary, desirable and in the best interests of the City that the City finance its costs of constructing improvements to and rehabilitating the City owned and operated marina (the "Project"), all as more particularly described in the Loan Agreement (as defined herein).

(B) Pursuant to Section 2(b), Article VIII of the State Constitution, and Section 166.021, Florida Statutes, municipalities have the governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law. The issuance of the 2014 Notes (hereinafter defined) and the execution and delivery of the Loan Agreement for the purposes of financing the cost of the Project is not prohibited by law.

(C) The City staff in connection with RBC Capital Markets, LLC ("RBC") have reviewed the proposal of SunTrust Bank (the "Bank") regarding a loan in a principal amount not to exceed \$3,920,771 as provided in the 2014A Note (as defined below) and a loan in a principal amount not to exceed \$179,229 as provided in the 2014B Note (as defined below) (collectively the "Loan") to the City, the proceeds of which will be applied to finance costs of the Project and to pay costs of issuing the 2014 Notes.

(D) The Loan will be secured by the Pledged Revenues as provided in the Loan Agreement pursuant to which the City will issue its Capital Improvement Revenue Note, Series 2014A (the "2014A Note"), and its Taxable Capital Improvement Revenue Note, Series 2014B (the "2014B Note", collectively with the 2014A Note, the "2014 Notes"), to secure the repayment of the Loan.

(E) The City is advised by RBC that due to the present volatility of the market for municipal debt, it is in the best interest of the City to issue the 2014 Notes pursuant to the Loan Agreement by negotiated sale, allowing the City to issue the 2014 Notes at the most advantageous time, rather than a specified advertised future date, thereby allowing the City to obtain the best possible prices, interest rates and other terms for the 2014 Notes and, accordingly, the City Commission of the City hereby finds and determines that it is in the best financial interest of the City that a negotiated private placement of the 2014 Notes to the Bank be authorized.

SECTION 3. AUTHORIZATION OF FINANCING OF PROJECT. The City hereby authorizes the financing of the Project as more particularly described in the Loan Agreement.

SECTION 4. ACCEPTANCE OF PROPOSAL LETTER WITH BANK. Based on a recommendation from the City's selection team, the City hereby accepts the proposal letter of the Bank dated June 19, 2014 attached hereto to provide the City with the Loan.

SECTION 5. APPROVAL OF FORM OF AND AUTHORIZATION OF LOAN AGREEMENT AND EXECUTION OF LOAN AGREEMENT AND 2014 NOTES. The Loan and the repayment of the Loan as evidenced by the 2014 Notes shall be pursuant to the terms and provisions of the Loan Agreement and the 2014 Notes. The City hereby approves the Loan Agreement by and between the City and the Bank substantially in the form attached hereto (the "Loan Agreement") and authorizes the Mayor or the Mayor Pro-Tem of the City (collectively, the "Mayor") and the City Clerk or any deputy or assistant City Clerk of the City (collectively, the "City Clerk") to execute and deliver on behalf of the City the Loan Agreement and the 2014 Notes in substantially the form attached to the Loan Agreement, with such changes, insertions and additions as they may approve, their execution thereof being evidence of such approval.

SECTION 6. PAYMENT OF DEBT SERVICE ON 2014 NOTES. Pursuant to the Loan Agreement, the 2014 Notes will be secured on parity with each other payable from and secured by a lien on the net revenues of the City owned and operated marina and the half-cent sales tax, all as more particularly described in the Loan Agreement.

SECTION 7. AUTHORIZATION OF OTHER DOCUMENTS TO EFFECT TRANSACTION. To the extent that other documents, certificates, opinions, or items are needed to effect any of the transactions referenced in this Resolution, the Loan Agreement or the 2014 Notes and the security therefor, the Mayor, the City Clerk, the City Manager, the Director of Finance and the City Attorney are hereby authorized to execute and deliver such documents, certificates, opinions, or other items and to take such other actions as are necessary for the full, punctual, and complete performance of the covenants, agreements, provisions, and other terms as are contained herein and in the documents included herein by reference.

SECTION 8. PAYING AGENT AND REGISTRAR. The City hereby accepts the duties to serve as Registrar and Paying Agent for the 2014 Notes.

SECTION 9. LIMITED OBLIGATION. The obligation of the City to repay amounts under the Loan Agreement and the 2014 Notes are limited and special obligations, payable solely from the sources and in the manner set forth in the Loan Agreement and shall not be deemed a pledge of the faith and credit or taxing power of the City.

SECTION 10. EFFECT OF PARTIAL INVALIDITY. If any one or more provisions of this Resolution, the Loan Agreement or the 2014 Notes shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not effect any other provision of this Resolution, the Loan Agreement or the 2014 Notes, but this Resolution, the Loan Agreement and the 2014 Notes shall be construed and enforced as if such illegal or invalid provision had not been contained therein. The 2014 Notes and the Loan Agreement shall be issued and this Resolution is adopted with the intent that the laws of the State of Florida shall govern their construction.

SECTION 11. DESIGNATION OF 2014A NOTE AS BANK QUALIFIED. The City designates the 2014A Note as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The City does not reasonably anticipate that the City, any subordinate entities of the City, and issuers of debt that issue “on behalf” of the City, will during the calendar year 2014 issue more than \$10,000,000 of “tax-exempt” obligations, exclusive of those obligations described in Section 265(b)(3)(C)(ii) of the Code.

SECTION 12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 21st day of July, 2014.

CITY OF FORT PIERCE, FLORIDA

[SEAL]

By _____
Mayor

ATTEST:

By _____
City Clerk

Approved as to form and correctness:

By _____
City Attorney

LOAN AGREEMENT

Dated as of July 23, 2014

By and Between

THE CITY OF FORT PIERCE, FLORIDA

and

SUNTRUST BANK

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LOAN AGREEMENT

THIS LOAN AGREEMENT (the "Agreement"), made and entered into this 23rd day of July, 2014 by and between **THE CITY OF FORT PIERCE, FLORIDA** (the "City"), a municipal corporation of the State of Florida, and **SUNTRUST BANK**, a Georgia banking corporation, and its successors and assigns (the "Lender").

WITNESSETH:

WHEREAS, capitalized terms used in these recitals and not otherwise defined shall have the meanings specified in Article I of this Agreement;

WHEREAS, the City, pursuant to the provisions of the Florida Constitution, Chapter 166 Florida Statutes, Part VI, Chapter 218, Florida Statutes and other applicable provisions of law (all of the foregoing, collectively, the "Act"), and Resolution No. _____, adopted by the City on July 21, 2014 (the "Resolution"), is authorized to borrow money, and more particularly issue the 2014A Note and the 2014B Note (collectively, the "2014 Notes") described below for the City's public purposes; and

WHEREAS, in response to a request for proposal regarding an intended borrowing to construct various capital improvements to the City owned and operated marina (the "Project"), the Lender submitted its proposal dated June 19, 2014 to the City (the "Proposal"); and

WHEREAS, the City has accepted the Proposal and the Lender is willing to purchase the 2014 Notes, but only upon the terms and conditions of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

ARTICLE I

DEFINITION OF TERMS

Section 1.01. Definitions. Capitalized terms used in this Agreement shall have the respective meanings as follows unless the context clearly requires otherwise:

"Agreement" shall mean this Loan Agreement and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

"Authorized Denominations" shall mean minimum denominations of \$100,000.

"Bond Counsel" shall mean, Akerman LLP, or any other attorney at law or firm of attorneys of nationally recognized standing in matters pertaining to the exclusion of interest on obligations issued by states and political subdivisions from federal income taxation hired by the City to render an opinion on such matters with regard to the 2014 Notes.

"Business Day" shall mean any day other than a Saturday, a Sunday, or a day on which banking institutions within the State of Florida are authorized or required by law to remain closed.

"City Clerk" shall mean the City Clerk or any deputy or assistant city clerk of the City and such other person as may be duly authorized to act on his or her behalf.

"City Manager" shall mean the City Manager of the City and such other person as may be duly authorized to act on his or her behalf.

"Code" shall mean the Internal Revenue Code of 1986, as amended from time to time, and the applicable rules and regulations promulgated thereunder.

"Debt Service" means principal and interest, and other debt-related costs, due in connection with the 2014 Notes and any debt payable from any of the Pledged Revenues on parity thereof.

"Default Rate" shall mean the lesser of (i) 18% per annum, and (ii) the maximum lawful rate.

"Event of Default" shall mean an Event of Default as defined in Section 5.01 of this Agreement.

"Event of Taxability" shall mean the occurrence of any event, no matter the nature or the cause of the event, after the date hereof that changes the ability of the Lender to exclude all or a portion of the interest on the 2014A Note from its gross income for federal income tax purposes.

"Finance Director" shall mean the City's Finance Director or such other person as may be duly authorized to act on his or her behalf.

"Fiscal Year" shall mean the 12-month period commencing October 1 of each year and ending on the succeeding September 30, or such other 12-month period as the City may designate as its "fiscal year" as permitted by law.

"Governmental Authority" shall mean the government of the United States of America and any agency, authority, instrumentality, regulatory body, court, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government.

"Half-Cent Sales Tax" means any and all proceeds of the local government half-cent sales tax distributed to the City from the Local Government Half-Cent Sales Tax Clearing Trust Fund, as defined and described in Part VI, Chapter 218, Florida Statutes, as amended.

"Holder" shall mean the Lender as the initial holder of the 2014 Notes and any subsequent registered holders of the 2014 Notes.

"Indebtedness" shall mean any debt of the City secured by any or all of the Pledged Revenues.

"Interest Rate" shall mean (i) for the 2014A Note, a per annum rate equal to (a) 3.19%, multiplied, prior to the occurrence of an Event of Taxability, by (b) the Margin Rate Factor, and after an Event of Taxability shall mean the Taxable Rate (the "2014A Interest Rate"), and (ii) for

the 2014B Note, a per annum rate equal to 2.21% (the "2014B Interest Rate"); as such rates may be adjusted as provided herein.

"Loan" shall refer to an amount equal to the outstanding principal of the 2014 Notes, together with unpaid interest and penalties, if any, which have accrued.

"Margin Rate Factor" shall mean the fraction the numerator of which is equal to one (1) minus the Maximum Federal Corporate Tax Rate on the date of calculation and the denominator of which is 0.65. The Margin Rate Factor shall be 0.65/0.65 or 1.0 so long as the Maximum Federal Corporate Tax Rate shall be 35%, and thereafter shall increase from time to time effective as of the effective date of any decrease in the Maximum Federal Corporate Tax Rate.

"Marina" shall mean the marina owned by the City and all related facilities and equipment in connection therewith, all as more specifically described in Exhibit B hereto.

"Maturity Date" shall mean the date on which all principal and all unpaid interest accrued on the 2014 Notes shall be due and payable in full, which date shall be, if not sooner due to prepayment is as to the 2014A Note, August 1, 2029 and as to the 2014B Note, February 1, 2016.

"Maximum Federal Corporate Tax Rate" shall mean the maximum rate of income taxation imposed on corporations pursuant to Section 11(b) of the Code, determined without regard to tax rate or tax benefit make-up provisions such as the last two sentences of Section 11(b)(1) of the Code, as in effect from time to time (or, if as a result of a change in the Code the rate of income taxation imposed on corporations shall not be applicable to the Holder of the 2014A Note, the maximum statutory rate of federal income taxation which could apply to such Holder). The Maximum Federal Corporate Tax Rate on the date of execution of this Agreement is 35%.

"Net Revenues" shall mean, for any specified period of time, the excess of all Operating Revenues over Operating Expenses for such period.

"Operating Expenses" shall mean all sums which under generally accepted accounting principles constitute reasonable and necessary current expenses incurred (whether paid or accrued) in owning, operating and maintaining the Marina; provided, however, that Operating Expenses shall not include (i) Debt Service on the Indebtedness and (ii) any reserve for renewals and replacements, extraordinary repairs or any allowance for depreciation expenses and other non-cash charges, and (iii) payments made by the City under leases that are capitalized in accordance with generally accepted accounting principles.

"Operating Revenues" shall mean all revenues received by the City derived from the operation of the Marina, including, but not limited to, all rates, fees, charges and rentals, and any other like or similar charges, income and receipts, and all parts thereof.

"Payment Date" shall mean each February 1 and August 1, commencing February 1, 2015 until the 2014 Notes have been paid in full.

"Pledged Revenues" shall mean collectively the Net Revenues and the Half-Cent Sales Tax.

"Taxable Period" shall mean the period of time between (a) the date that interest on the 2014A Note is deemed to be includable in the gross income of the owner thereof for federal income tax purposes as a result of an Event of Taxability, and (b) the date of the Event of Taxability and after which the 2014A Note bears interest at the Taxable Rate.

"Taxable Rate" shall mean with respect to the 2014A Note, the interest rate per annum that shall provide the Lender with the same after tax yield that the Lender would have otherwise received had the Event of Taxability not occurred, taking into account the increased taxable income of the Lender as a result of such Event of Taxability. The Lender shall provide the City with a written statement explaining the calculation of the Taxable Rate, which statement shall, in the absence of manifest error, be conclusive and binding on the City.

"2014 Notes" shall mean collectively, the 2014A Note and the 2014B Note.

"2014A Note" shall mean the City of Fort Pierce, Florida Capital Improvement Revenue Note, Series 2014A.

"2014B Note" shall mean the City of Fort Pierce, Florida Taxable Capital Improvement Revenue Note, Series 2014B.

Section 1.02. Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

Section 1.03. Titles and Headings. The titles and headings of the Articles and Sections of this Agreement, which have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II

REPRESENTATIONS AND WARRANTIES OF THE PARTIES

Section 2.01. Representations and Warranties of City. The City represents and warrants to the Lender as follows:

(a) Existence. The City is a municipal corporation of the State of Florida, duly created and validly existing under the laws of the State of Florida, with full power to enter into this Agreement, to perform its obligations hereunder and to issue and deliver the 2014 Notes to the Lender. The making, execution and performance of this Agreement on the part of the City and the issuance and delivery of the 2014 Notes have been duly authorized by all necessary

action on the part of the City and will not violate or conflict with the Act, City Charter, or any agreement, indenture or other instrument by which the City or any of its material properties is bound.

(b) Validity, Etc. This Agreement, the 2014 Notes and the Resolution are valid and binding obligations of the City enforceable against the City in accordance with their respective terms, except to the extent that enforceability may be subject to valid bankruptcy, insolvency, reorganization, moratorium or similar laws relating to or from time to time affecting the enforcement of creditors' rights and except to the extent that the availability of certain remedies may be precluded by general principles of equity.

(c) No Financial Material Adverse Change. No material adverse change in the financial condition of the City or the Pledged Revenues has occurred since the audited financial statements of the City for its year ended September 30, 2013.

(d) Powers of City. The City has the legal power and authority to pledge the Pledged Revenues to the repayment of the 2014 Notes as described herein and none of the Pledged Revenues are pledged to any other obligations of the City.

(e) Authorizations, etc. No authorization, consent, approval, license, exemption of or registration or filing with any court or governmental department, council, board, bureau, agency or instrumentality, domestic or foreign, has been or will be necessary for the valid execution, delivery and performance by the City of this Agreement, the 2014 Notes and the related documents, except such as have been obtained, given or accomplished.

Section 2.02. Representations and Warranties of Lender. The Lender represents and warrants to the City that the Lender (i) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of making the Loan and purchasing in the 2014 Notes; (ii) has received and reviewed such financial information concerning the Pledged Revenues as it has needed in order to fairly evaluate the merits and risks of making the Loan and purchasing in the 2014 Notes; and (iii) is purchasing the 2014 Notes as an investment for its own account and not with a current view toward resale to the public.

ARTICLE III

THE 2014 NOTES

Section 3.01. Purpose and Use. On the date of this Agreement, the Lender shall fund to the City the Loan in the principal amount of _____ Dollars (\$_____). The Loan will be evidenced by the 2014A Note in the principal amount of \$_____ and the 2014B Note in the principal amount of _____ Dollars (\$_____). The proceeds of the 2014 Notes shall be used solely to construct and reconstruct the Project and to pay costs of issuing the 2014 Notes.

Section 3.02. The 2014 Notes. The 2014 Notes shall be substantially in the form set forth as **Exhibit A** to this Agreement. The general terms of the 2014 Notes shall be as follows:

(a) Amount of 2014 Notes. The aggregate principal amount of the 2014 Notes shall be _____ Dollars (\$_____).

(b) Interest. The City shall pay interest upon the unpaid principal balance of the 2014 Notes at the applicable Interest Rate, subject to adjustment as provided herein. Interest shall be calculated on the basis of a 360 day year calculated based upon a year of 360 days consisting of twelve 30-day months. Interest on the 2014 Notes is payable on each Payment Date commencing February 1, 2015 as set forth in the 2014 Notes.

(c) Principal Payment. Principal on the 2014 Notes is payable on each Payment Date commencing (i) August 1, 2017 with respect to the 2014A Note as set forth in the 2014A Note, and (ii) February 1, 2015 with respect to the 2014B Note as set forth in the 2014B Note.

(d) Prepayments; Make Whole Premium. The 2014 Notes may be pre-paid in whole or in part subject to the terms hereof on any Business Day and upon at least two Business Days' prior written notice to the Lender specifying the amount of prepayment. Any partial prepayment shall be applied as determined by Lender in its sole discretion. The City shall, at the time of such prepayment, pay to the Lender the interest accrued to the date of prepayment on the principal amount being prepaid plus an additional fee or redemption premium equal to the present value of the difference between (1) the amount that would have been realized by the Lender on the prepaid amount for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps for a term corresponding to the term of such 2014 Note, interpolated to the nearest month, if necessary, that was in effect three Business Days prior to the issuance date of such 2014 Note, and (2) the amount that would be realized by the Lender by reinvesting such prepaid funds for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps, interpolated to the nearest month, that was in effect three Business Days prior to the repayment date; both discounted at the same interest rate utilized in determining the applicable amount in clause (2). Should the present value have no value or a negative value, the City may prepay with no additional fee or redemption premium. Should the Federal Reserve no longer release rates for fixed-rate payers in interest rate swaps, the Lender may substitute the Federal Reserve H.15 Statistical Release with another similar index. The Lender shall provide the City with a written statement explaining the calculation of the premium due, which statement shall, in absence of manifest error, be conclusive and binding. The application of such fee or prepayment premium is not intended to, and shall not be deemed to be, an increase in the Interest Rate.

Section 3.03. Adjustments to 2014A Note Interest Rate. The 2014A Note Interest Rate shall be subject to adjustment by the Lender as hereinafter described and as provided in the 2014A Note.

Except as otherwise provided herein, upon the occurrence of an Event of Taxability and for as long as the 2014A Note remains outstanding, the Interest Rate on the 2014A Note shall be converted to the Taxable Rate and this adjustment shall survive payment on the 2014A Note until such time as the federal statute of limitations under which the interest on the 2014A Note could be declared taxable under the Code shall have expired. In addition, upon an Event of Taxability, the City shall, immediately upon demand, pay to the Lender (or prior holders, if applicable) (i) an additional amount equal to the difference between (A) the amount of interest

actually paid on the 2014A Note during the Taxable Period and (B) the amount of interest that would have been paid during the Taxable Period had the 2014A Note borne interest at the Taxable Rate, and (ii) an amount equal to any interest, penalties and additions to tax (as referred to in Subchapter A of Chapter 68 of the Code) owed by the Lender as a result of the Event of Taxability.

If it is determined that the 2014A Note is not a "qualified tax exempt obligation" within the meaning of Section 265(b)(3)(C) of the Code, then the interest rate borne by the 2014A Note will be adjusted to a fixed rate determined by Lender, effective as of the date that the 2014A Note is not a qualified tax exempt obligation. Any additional accrued interest due on a retroactive basis shall be paid by the City within thirty days after demand therefore by the Lender, and interest on a prospective basis shall then be paid at the increased rate on the dates provided herein for the payment of interest. Such non-Bank qualified interest rate will be subject to further adjustments as provided in this Section.

The Lender shall promptly notify the City in writing of any adjustments pursuant hereto. Notwithstanding any provision herein to the contrary, in no event shall the interest rate on the 2014 Notes exceed the maximum rate permitted by law.

Section 3.04. Conditions Precedent to Issuance of 2014 Notes. Prior to or simultaneously with the delivery of the 2014 Notes, there shall be filed with the Lender the following, each in form and substance reasonably acceptable to the Lender:

(a) an opinion of legal counsel to the City substantially to the effect that (i) the Resolution has been duly adopted and the 2014 Notes and this Agreement each have been duly authorized, executed and delivered by the City and each constitutes a valid, binding and enforceable agreement of the City in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth therein may be limited by bankruptcy, insolvency, or other laws affecting creditors' rights generally or by usual equity principles; (ii) the City's execution, delivery and performance of this Agreement and execution and issuance of the 2014 Notes are not subject to any authorization, consent, approval or review of any governmental body, public officer or regulatory authority not heretofore obtained or effected; (iii) the execution, issuance and delivery of the 2014 Notes has been duly and validly authorized by the City, and the 2014 Notes constitutes a valid and binding special obligation of the City enforceable in accordance with their terms; (iv) the City (A) is a municipal corporation duly organized and validly existing under the laws of the State of Florida, and (B) has power and authority to adopt the Resolution, to execute and deliver this Agreement, to execute and deliver the 2014 Notes, and to consummate the transactions contemplated by such instruments; (v) the execution, delivery and performance of the 2014 Notes and this Agreement, and compliance with the terms thereof and hereof, under the circumstances contemplated hereby, do not and will not in any material respect conflict with, or constitute on the part of the City a breach or default under, any indenture, mortgage, deed of trust, agreement or other instrument to which the City or to which its properties are subject or conflict with, violate or result in a breach of any existing law, administrative rule or regulation, judgment, court order or consent decree to which the City or its properties are subject; (vi) there is no claim, action, suit, proceeding, inquiry, investigation, litigation or other proceeding, at law or in equity, pending or to the best of such counsel's knowledge, threatened, in any court or other tribunal, state or federal (A) restraining or

enjoining, or seeking to restrain or enjoin, the issuance, sale, execution or delivery of the 2014 Notes, (B) in any way questioning or affecting the validity or enforceability of any provision of this Agreement, the 2014 Notes or the Resolution, (C) in any way questioning or affecting the validity of any of the proceedings or authority for the authorization, sale, execution or delivery of the 2014 Notes, or of any provision made or authorized for the payment thereof, or (D) questioning or affecting the organization or existence of the City or the right of any of its officers to their respective offices; (E) that would have a material adverse affect on the condition (financial or otherwise) of the City, the Mariana or the collection of the Pledged Revenues; (vii) the City has the legal authority to construct the Project, to grant a lien on the Pledged Revenues as described herein and in the Resolution; and (viii) all conditions contained in the ordinances and resolutions of the City precedent to the issuance of the 2014 Notes have been complied with;

(b) an opinion of Bond Counsel (who may rely on opinion of legal counsel to the City) with respect to clauses (i) and (iv), substantially to such effect that such counsel is of the opinion that: (i) this Agreement constitutes a valid and binding obligation of the City enforceable upon the City in accordance with its terms; (ii) the 2014 Notes are valid and binding special obligations of the City enforceable in accordance with its terms, payable solely from the sources provided therefor in this Agreement; (iii) assuming compliance by the City with certain covenants relating to requirements contained in the Code interest on the 2014A Note is excluded from gross income for purposes of federal income taxation; and (iv) the 2014A Note is a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code;

(c) a copy of a completed and executed Form 8038-G for the 2014A Note to be filed with the Internal Revenue Service by the City;

(d) the original executed 2014 Notes and Agreement; and

(e) such other documents as the Lender reasonably may request.

When the documents and items mentioned in clauses (a) through (e), inclusive, of this Section shall have been filed with the Lender, and when the 2014 Notes shall have been executed as required by this Agreement, the City shall deliver the 2014 Notes to or upon the order of the Lender upon receipt of the purchase price therefor.

Section 3.05. Registration of Transfer; Assignment of Rights of Lender. The City shall keep at the office of the City Clerk in the City's records the registration of the 2014 Notes and the registration of transfers of the 2014 Notes as provided in this Agreement. The transfer of the 2014 Notes, in whole or in part, may be registered only upon the books kept for the registration of the 2014 Notes and registration of transfer thereof upon surrender thereof to the City as registrar together with an assignment duly executed by the Holder or its attorney or legal representative in the form of the assignment set forth on the form of the 2014 Notes attached as **Exhibit A** to this Agreement. In the case of any such registration of transfer, the City shall execute and deliver in exchange for such 2014 Note a new 2014 Note of the same series registered in the name of the transferee (or in the case of a partial transfer, new 2014 Notes in an aggregate principal amount and series of such surrendered 2014 Note registered in the name of the Holder and the transferee). In all cases in which a 2014 Note shall be transferred hereunder, the City shall execute and deliver at the earliest practicable time new 2014 Notes in accordance

with the provisions of this Agreement. The City may make a charge for every such registration of transfer of a 2014 Note sufficient to reimburse it for any tax or other governmental charges required to be paid with respect to such registration of transfer (other than those of the City), but no other charge shall be made for registering the transfer hereinabove granted. The 2014 Notes shall be issued in fully registered form and shall be payable in any lawful coin or currency of the United States.

The registration of transfer of all or any portion of any of the 2014 Notes on the registration books of the City shall be deemed to effect a transfer of the rights and obligations of the transferor under this Agreement to the transferee. Thereafter, such transferee shall be deemed to be Lender under this Agreement and shall be bound by all provisions of this Agreement that are binding upon Lender. The City shall take such other actions as the City and such transferee may reasonably request in order to confirm that such transferee has succeeded to the capacity of Lender under this Agreement and such 2014 Note.

No transfer shall be permitted absent the City's receipt of a certificate in form and substance similar to the one included as part of **Exhibit A** hereto from such proposed transferee. Every prior Holder of a 2014 Notes shall be deemed to have waived and renounced all of such owner's equities or rights therein to the extent of such transfer in favor of every bona fide purchaser, and every such bona fide purchaser shall acquire absolute title thereto and to all rights represented thereby.

The registered owner of the 2014 Notes is hereby granted power to transfer absolute title thereof by assignment thereof to a bona fide purchaser for value (present or antecedent) without notice of prior defenses or equities or claims of ownership enforceable against such owner's assignor or any person in the chain of title and before the maturity of the 2014 Notes; provided, however, that no transfer (except as provided in the immediately following paragraph) shall be permitted to anyone other than a transferee that is an "accredited investor" within the meaning of Regulation D of the Securities Act of 1933. Every prior registered owner of the Note shall be deemed to have waived and renounced all of such owner's equities or rights therein to the extent of such transfer in favor of every such bona fide purchaser, and every such bona fide purchaser shall acquire absolute title thereto and to all rights represented thereby.

Notwithstanding the limitations on transfer contained in the preceding paragraph, the Note may be transferred to any affiliate of Lender in whole or in part without restriction.

In the event any 2014 Note is mutilated, lost, stolen, or destroyed, the City shall execute a new 2014 Note of like date and denomination as that mutilated, lost, stolen or destroyed, provided that, in the case of any mutilated 2014 Note, such mutilated 2014 Note shall first be surrendered to the City, and in the case of any lost, stolen, or destroyed 2014 Note, there first shall be furnished to the City evidence of such loss, theft or destruction together with an indemnity satisfactory to it.

Section 3.06. Ownership of the 2014 Notes. The person in whose name any 2014 Note is registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the 2014 Notes shall be made only to the Holder thereof or such owner's legal representative. All such payments shall be valid and effectual to satisfy and

discharge the liability upon the 2014 Notes, and interest thereon, to the extent of the sum or sums so paid.

Section 3.07. Use of Proceeds of 2014 Notes Permitted Under Applicable Law. The City represents, warrants and covenants that the proceeds of the 2014 Notes will be used as provided in Section 3.01 hereof, and that such use is permitted by applicable law.

Section 3.08. Authentication. Until the 2014 Notes shall have endorsed thereon a certificate of authentication substantially in the form set forth in Exhibit A, duly executed by the manual signature of the registrar as authenticating agent, it shall not be entitled to any benefit or security under this Agreement. The 2014 Notes shall not be valid or obligatory for any purpose unless and until such certificate of authentication shall have been duly executed by the registrar, and such certificate of the registrar upon the 2014 Notes shall be conclusive evidence that such 2014 Notes have been duly authenticated and delivered under this Agreement.

ARTICLE IV

COVENANTS OF THE CITY

Section 4.01. Performance of Covenants. The City covenants that it will perform faithfully at all times its covenants, undertakings and agreements contained in this Agreement and the 2014 Notes and in any proceedings of the City relating to the Loan provided that any payments due hereunder shall be paid solely from Pledged Revenues.

Section 4.02. Payment of 2014 Notes.

(a) The City hereby irrevocably pledges the Pledged Revenues as security for the repayment of the 2014 Notes.

(b) The 2014 Notes are special obligations of the City secured solely by the Pledged Revenues and payable from the Pledged Revenues as provided in this Agreement. The 2014 Notes will not constitute a general debt, liability or obligation of the City or the State of Florida or any political subdivision thereof within the meaning of any constitutional or statutory limitation. Neither the faith and credit nor the taxing power of the City or of the State of Florida or any political subdivision thereof is pledged to the payment of the principal of or interest on the 2014 Notes and the 2014 Holder shall never have the right to compel any exercise of any ad valorem taxing power of the City or of the State of Florida or any political subdivision thereof, directly or indirectly to enforce such payment. The 2014 Notes shall not constitute a lien upon any property of the City except upon the Pledged Revenues.

Section 4.03. Covenants Applicable to Marina.

(a) Operation and Maintenance. The City will maintain the Marina and all parts thereof in good condition and will operate the same in an efficient and economical manner, making such expenditures for equipment and for renewals, repairs and replacements as may be proper for the economical operation and maintenance thereof.

(b) Books and Accounts. The City shall keep proper books, records and accounts, separate and apart from all other records and accounts, showing correct and complete entries of all transactions of the Marina.

(c) Disposition of Marina. The Marina may be sold or otherwise disposed of as a whole or substantially as a whole, only if the net proceeds to be realized, together with other moneys available for such purpose, shall be applied to fully retire all of the outstanding Indebtedness secured by Net Revenues and all interest thereon to their respective dates of maturity or earlier redemption dates.

The foregoing provision notwithstanding, the City shall have and hereby reserves the right to sell or dispose of any of the tangible property or ownership interest in tangible property comprising a part of the Marina that as determined by a certificate of the Mayor, is valued at less than \$100,000 and that such sale of such property will not materially adversely affect the operations of the Marina, if the City determines that any one of the following conditions exist: (1) such property is not necessary for the operation of the Marina or (2) such property is not useful in the operation of the Marina or (3) such property is not profitable in the operation of the Marina. Except in the ordinary course of business, no portion of the Marina may be leased without the express written consent of the Lender, which consent may be conditioned upon receipt by Lender of an opinion of Bond Counsel to the effect that such transaction will not adversely affect the exclusion of the interest in the 2014A Note from gross income for federal income tax purposes.

(d) Insurance. The City shall provide protection for the Marina both in accordance with the requirements of all agreements, if any, to which the Issuer may at the time be a party with respect to joint ownership of properties by the City with others which is part of the Marina, and in accordance with prudent practice applicable to marinas. Said protection may consist of insurance, self-insurance and indemnities. The City will keep, or cause to be kept, the Marina and facilities comprising the properties of the Marina insured, and will carry such other insurance against fire and other risks, accidents or casualties at least to the extent and of the kinds that insurance is usually carried by marinas operating like properties. Any insurance shall be in the form of policies or contracts for insurance with insurers of good standing, shall be payable to the City and may provide for such deductibles, exclusions, limitations, restrictions, and restrictive endorsements customary in policies for similar coverage issued to entities operating properties similar to the properties of the Marina. Any self insurance shall be in the amounts, manner and of the type provided by entities operating properties similar to the properties of the Marina. In the event of any loss or damage to the Marina covered by insurance, the City will, with respect to each such loss, promptly repair, reconstruct or replace the parts of the Marina affected by such loss or damage to the extent necessary to the proper conduct of the operation of the business of the Marina in accordance with industry practices, shall cause the proceeds of such insurance to be applied for that purpose to the extent required therefor, and pending such application shall hold the proceeds of any insurance policy covering such damage or loss in trust to be applied for that purpose to the extent required therefor and to the extent not applied to repair the Marina shall be used to redeem the 2014 Notes.

(e) Enforcement of Collections. The City will diligently enforce and collect the rates, fees and other charges for the services and facilities of the Marina and will take all steps, actions

and proceedings for the enforcement and collection of such rates, charges and fees as shall become delinquent to the full extent permitted or authorized by law; and will maintain accurate records with respect thereof.

(f) Supervisory Personnel. The City, in operating the Marina, will employ or designate, as manager, one or more of its qualified employees, or an independent contractor, who have demonstrated ability and experience in operating similar facilities, and will require all such employees or independent contractors, as the case may be, who may have possession of money derived from the operation of the Marina to be covered by a fidelity bond, written by a responsible indemnity company in amounts fully adequate to protect the Issuer from loss.

(g) Payment of Taxes, Assessments and Other Claims. The City shall from time to time duly pay and discharge, or cause to be paid and discharged, all taxes, assessments and other governmental charges, or payments in lieu thereof, lawfully imposed upon the properties constituting the Marina when the same shall become due, as well as all lawful claims for labor and materials and supplies which, if not paid, might become a lien or charge upon such properties or any part thereof.

(h) Collection of Subordinate Half-Cent Sales Tax Revenues. The City covenants to do all things necessary on its part to maintain its eligibility to receive the Half-Cent Sales Tax revenues.

(i) Payments of principal and interest will be collected by ACH Direct Debit.

Section 4.04. Issuance of Other Obligations. The City shall issue no Indebtedness secured by or payable from the Net Revenues without the prior written consent of the Lender. The City may incur additional Indebtedness secured by the Half-Cent Sales Tax provided that prior to such issuance there shall have been filed with the Clerk and the Lender a certificate of the Finance Director stating that the average of the Half-Cent Sales Tax received by the City for the City's two most recent Fiscal Years for which audited financial statements are available is equal to at least 125% of the maximum annual debt service becoming due in any Fiscal Year on the 2014 Notes, any Indebtedness previously issued payable on parity with the 2014 Notes from the Half-Cent Sales Tax (including any indebtedness with a back-up pledge) and the proposed additional Indebtedness. For purposes of such calculation, if any Indebtedness bears or will bear a variable interest rate, the interest rate used for such calculation shall be the higher of (i) the actual rate on the date of calculation, or if the Indebtedness is not yet outstanding, the initial rate, (ii) if the Indebtedness has been outstanding for at least twelve months, the average rate over the twelve months immediately preceding the date of calculation, and (iii) if the Indebtedness has been outstanding for twelve months or less; (1) if interest on the Indebtedness is excludable from gross income under the applicable provisions of the Internal Revenue Code, the most recently published Bond Buyer 25 Bond Revenue Index (or comparable index if no longer published) plus fifty (50) basis points, or (2) if interest is not so excludable, the interest rate on direct U.S. Treasury Obligations with comparable maturities plus fifty (50) basis points. The City may issue additional Indebtedness payable from the Half-Cent Sales Tax not subject to the limitations set forth above provided such Indebtedness shall contain an express statement that such obligations are junior and subordinate in all respects to the 2014 Notes and any obligations payable on parity

with the 2014 Notes from the Half-Cent Sales Tax and shall not be subject to acceleration or tender upon an event of default thereunder.

Section 4.05. Tax Covenant. The City covenants to the 2014 Holder that the City will not make any use of the proceeds of the 2014A Note at any time during the term of such 2014A Note which, if such use had been reasonably expected on the date the 2014A Note was issued, would have caused such 2014A Note to be an "arbitrage bond" within the meaning of the Code. The City will do all acts including complying with the requirements of the Code and any valid and applicable rules and regulations promulgated thereunder necessary to insure the exclusion of interest on the 2014A Note from the gross income of the Holders thereof for purposes of federal income taxation.

Section 4.06. Financial Disclosures. At no costs to the Lender, the City will furnish to the Lender (i) within 270 days following the end of each Fiscal Year, a comprehensive annual financial report of the City for such Fiscal Year prepared in accordance with generally accepted accounting standards, and an audit report of an independent certified public accountant or firm thereof, (ii) within 30 days of the adoption thereof for each Fiscal Year, the general budget of the City, and (iii) any other financial information which the Lender may reasonably request.

Section 4.07. Compliance with Laws and Regulations. The City shall maintain compliance with all federal, state and local laws and regulations applicable to the construction and improvements of the Project and the Loan.

Section 4.08. No Impairment. As long as the 2014 Notes are outstanding, the pledging of the Pledged Revenues in the manner provided herein shall not be subject to repeal, modification or impairment by any subsequent ordinance, resolution or other proceedings of the City Commission.

ARTICLE V

EVENTS OF DEFAULT AND REMEDIES

Section 5.01. Events Of Default. The following events shall each constitute an "Event of Default:"

(a) The City defaults in the payment of the principal of or interest on any Indebtedness when due.

(b) There shall occur the dissolution or liquidation of the City, or the filing by the City of a voluntary petition in bankruptcy, or the commission by the City of any act of bankruptcy, or adjudication of the City as a bankrupt, or assignment by the City for the benefit of its creditors, or appointment of a receiver for the City, or the entry by the City into an agreement of composition with its creditors, or the approval by a court of competent jurisdiction of a petition applicable to the City in any proceeding for its reorganization instituted under the provisions of the Federal Bankruptcy Act, as amended, or under any similar act in any jurisdiction which may now be in effect or hereafter enacted.

(c) The City shall default in the performance of or compliance with any term or covenant contained in this Agreement or the 2014 Notes or any representation or warranty made in writing by or on behalf of the City in this Agreement or the 2014 Notes shall prove to have been false or incorrect in any material respect on the date made or reaffirmed.

(d) The City shall within five (5) days after it acquires knowledge thereof, notify the Lender in writing upon the happening, occurrence, or existence of any Event of Default and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default. Regardless of the date of receipt of such notice by the Lender, such date shall not in any way modify the date of occurrence of the actual Event of Default.

Section 5.02. Notice of Default. The City shall within five (5) days after it acquires knowledge thereof, notify the Lender in writing upon the happening, occurrence, or existence of any Event of Default and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default. Regardless of the date of receipt of such notice by the Lender, such date shall not in any way modify the date of occurrence of the actual Event of Default.

Section 5.03. Remedies. A Holder of the 2014 Notes or any trustee or receiver acting for such Holder may either at law or in equity, by suit, action, mandamus or other proceedings in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted and contained in this Agreement, and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the City or by any officer thereof. Notwithstanding the foregoing, nothing herein shall permit the acceleration of the payments due on the 2014 Notes. However, upon the occurrence of an Event of Default, the Interest Rate shall be immediately adjusted to the Default Rate. The City shall pay the Holder the reasonable fees and costs incurred by the Holder and its agents in pursuing such remedies.

Section 5.04. Remedies Cumulative. No remedy herein conferred upon or reserved to the Holder is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.01. Covenants of City, Etc.; Successors. All of the covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City to the full extent authorized or permitted by law, and all such covenants, stipulations, obligations and agreements shall be binding upon the successor or successors thereof from time to time, and upon any officer, board, council, authority, agency or instrumentality to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Section 6.02. Term of Agreement. This Agreement shall be in full force and effect from the date hereof until the 2014 Notes and all other sums payable to the Holder hereunder have been paid in full.

Section 6.03. Amendments and Supplements. This Agreement may be amended or supplemented from time to time only by a writing duly executed by each of the City and the Lender.

Section 6.04. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given to or filed with the City or the Lender, shall be deemed to have been sufficiently given or filed for all purposes of this Agreement if and when sent by certified mail, return receipt requested:

(a) As to the City:

City of Fort Pierce, Florida
100 N. U.S. Highway 1
Fort Pierce, Florida 32920
Attention: City Manager

(b) As to the Lender:

SunTrust Bank
Mail Code FL-WPB-1023
501 S Flagler Drive
2nd Floor
West Palm Beach, FL 33401
Attention: Leslie Downs

or at such other address as shall be furnished in writing by any such party to the other, and shall be deemed to have been given as of the date so delivered or deposited in the United States mail.

Either party may, by notice sent to the other, designate a different or additional address to which notices under this Agreement are to be sent.

Section 6.05. Benefits Exclusive. Except as herein otherwise provided, nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation, other than the City and the Holder, any right, remedy or claim, legal or equitable, under or by reason of this Agreement or any provision hereof, this Agreement and all of its provisions being intended to be and being for the sole and exclusive benefit of the City and the Holder.

Section 6.06. Severability. In case any one or more of the provisions of this Agreement, any amendment or supplement hereto or of the 2014 Notes shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, any amendment or supplement hereto or the 2014 Notes, but this Agreement, any amendment or supplement hereto and the 2014 Notes shall be construed and enforced at the time as if such illegal or invalid provisions had not been contained therein, nor shall such

illegality or invalidity or any application thereof affect any legal and valid application thereof from time to time. In case any covenant, stipulation, obligation or agreement contained in the 2014 Notes or in this Agreement shall for any reason be held to be in violation of law, then such covenant, stipulation, obligation, or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the City to the full extent from time to time permitted by law.

Section 6.07. Payments Due on a Non-Business Day. In any case where the date of maturity of interest on or principal of the 2014 Notes or the date fixed for prepayment of any of the 2014 Notes shall be other than a Business Day, then payment of such interest or principal shall be made on the next succeeding Business Day with the same force and effect as if paid on the Payment Date or the date fixed for prepayment; provided, however, that except in the case of a payment on the Maturity Date interest shall continue to accrue during any such extension of time and shall be included in the computation of interest due and payable on the immediately following Payment Date.

Section 6.08. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 6.09. Applicable Law. The 2014 Notes shall be governed by applicable federal law and the internal laws of the State of Florida. The parties hereto agree that certain material events and occurrences relating to the 2014 Notes and this Agreement bear a reasonable relationship to the laws of Florida and the validity, terms, performance and enforcement of the 2014 Notes and this Agreement shall be governed by the internal laws of Florida which are applicable to agreements which are negotiated, executed, delivered and performed solely in Florida. Unless applicable law provides otherwise, in the event of any legal proceeding arising out of or related to the 2014 Notes and this Agreement, the parties hereto consent to the jurisdiction and venue of any court located in the State of Florida.

Section 6.10. No Personal Liability. Notwithstanding anything to the contrary contained herein or in the 2014 Notes, or in any other instrument or document executed by or on behalf of the City in connection herewith, no stipulation, covenant, agreement or obligation of any present or future member of the City Commission, officer, employee or agent of the City, in any such person's individual capacity, shall cause such person to be liable personally for any breach or non-observance of or for any failure to perform, fulfill or comply with any such stipulations, covenants, agreements or obligations, nor shall any recourse be had for the payment of the principal of or interest on the 2014 Notes or for any claim based thereon or on any such stipulation, covenant, agreement or obligation, against any such person, in his or her individual capacity, either directly or through the City or any successor to the City, under any rule or law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise and all such liability of any such person, in his or her individual capacity, is hereby expressly waived and released.

Section 6.11. Incorporation by Reference. All of the terms and obligations of the Resolution are hereby incorporated herein by reference as if all of the foregoing were fully set

forth in this Agreement. All recitals appearing at the beginning of this Agreement are hereby incorporated herein by reference.

Section 6.12. Waiver of Jury Trial. THE PARTIES HERETO KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY, WITH RESPECT TO ANY LITIGATION OR LEGAL PROCEEDINGS BASED ON OR ARISING OF THIS AGREEMENT OR THE 2014 NOTES, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALINGS, VERBAL OR WRITTEN STATEMENT OR ACTIONS OR OMISSIONS OF ANY PARTY WHICH IN ANY WAY RELATES TO THE 2014 NOTES OR THIS AGREEMENT.

Section 6.13. Documentary and Intangible Taxes. In the event that any intangible tax or documentary stamp is due from the Holder to any state or other governmental agency or authority because of the execution or holding of the 2014 Notes, the City shall, upon demand, reimburse the Holder for any such tax paid.

*[Signature Page for LOAN AGREEMENT
dated as of July 23, 2014 between
the City of Fort Pierce, Florida and SunTrust Bank]*

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first set forth herein.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

By: _____
Mayor

City Clerk

SUNTRUST BANK

By: _____

Title: _____

Exhibit A
Form of 2014 Notes

THIS NOTE MAY BE TRANSFERRED ONLY IN WHOLE TO AN AFFILIATE OF SUNTRUST BANK OR TO A HOLDER WHO BY BECOMING A HOLDER HEREOF REPRESENTS THAT IT IS AN "ACCREDITED INVESTOR" AS SUCH TERM IS DEFINED IN THE SECURITIES ACT OF 1933, AS AMENDED, AND REGULATION D THEREUNDER.

**CITY OF FORT PIERCE, FLORIDA
CAPITAL IMPROVEMENT REVENUE NOTE,
SERIES 2014A**

<u>Principal</u>	<u>Maturity Date</u>	<u>Note Rate</u>	<u>Date of Issuance</u>
\$ _____	August 1, 2029	3.19%	July 23, 2014

The CITY OF FORT PIERCE, FLORIDA (the "City"), for value received, hereby promises to pay, solely from the sources described in the within mentioned Agreement, to the order of SUNTRUST BANK, a national banking association, or its assigns (the "Holder"), the Principal Sum stated above on the Maturity Date stated above, except as the provisions for mandatory redemption hereinafter on February 1 and August 1 as set forth on Schedule I hereto are required to be made, together with any accrued and unpaid interest, and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent date to which interest has been paid or provided for, or if no interest has been paid, from the Date of Issuance shown above, on February 1 and August 1 of each year (each, "Payment Date"), commencing on February 1, 2015, until payment of said principal sum has been made or provided for, at the Note Rate. Payments due hereunder shall be payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, which payments shall be made to the Holder hereof by ACH Direct Debit from a City designated account with SunTrust Bank or otherwise as the City and the Holder may agree.

The Note Rate may be adjusted in accordance with the terms of Section 3.03 that certain Loan Agreement by and between the Holder and the City, dated as of July 23, 2014 (the "Agreement"). Such adjustments may be retroactive. Additional payments are also due in regard to this Note as provided for in Section 5.02 of the Agreement.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Note may be pre-paid in whole or in part subject to the terms hereof on any Business Day and upon at least two Business Days' prior written notice to the Holder specifying the amount of prepayment. Any partial prepayment shall be applied as determined by Holder in its sole discretion. The City shall, at the time of such prepayment, pay to the Holder the interest

accrued to the date of prepayment on the principal amount being prepaid plus an additional fee or redemption premium equal to the present value of the difference between (1) the amount that would have been realized by the Holder on the prepaid amount for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps for a term corresponding to the term of this Note, interpolated to the nearest month, if necessary, that was in effect three Business Days prior to the issuance date of this Note, and (2) the amount that would be realized by the Holder by reinvesting such prepaid funds for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps, interpolated to the nearest month, that was in effect three Business Days prior to the repayment date; both discounted at the same interest rate utilized in determining the applicable amount in (2). Should the present value have no value or a negative value, the City may prepay with no additional fee or redemption premium. Should the Federal Reserve no longer release rates for fixed-rate payers in interest rate swaps, the Holder may substitute the Federal Reserve H.15 Statistical Release with another similar index. The Holder shall provide the City with a written statement explaining the calculation of the premium due, which statement shall, in absence of manifest error, be conclusive and binding. The application of such fee or prepayment premium is not intended to, and shall not be deemed to be, an increase in the Note Rate.

Notice having been given as aforesaid, the principal amount to be prepaid shall become due and payable on the prepayment date stated in such notice, together with interest accrued and unpaid to the prepayment date on such principal amount; and the amount of principal and interest then due and payable shall be paid upon presentation and surrender of this Note to the office of the City. If, on the prepayment date, funds for the payment of such principal amount, together with interest to the prepayment date on such principal amount, shall have been given to the Holder, as above provided, then from and after the prepayment date interest on such principal amount of this Note shall cease to accrue.

This Note is authorized to be issued in the outstanding aggregate principal amount equal to the Principal Sum under the authority of and in full compliance with the Constitution and statutes of the State of Florida, including, particularly, Chapter 166, Florida Statutes Part VI, Chapter 218, Florida Statutes and other applicable provisions of law, City Resolution No. ____ adopted by the City Commission on July 21, 2014 (the "Resolution"), and the Agreement and is subject to all terms and conditions of the Agreement and the Resolution. Any term used in this Note and not otherwise defined shall have the meaning ascribed to such term in the Resolution or the Agreement, as the case may be.

This Note is a limited, special obligation of the City, payable from and secured solely by a lien upon and pledge of the Pledged Revenues, as defined and described and in the manner provided in the Agreement.

Notwithstanding any provision in this Note to the contrary, in no event shall the interest contracted for, charged or received in connection with this Note (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate of nonusurious interest allowed under the State of Florida as presently in effect and to the extent an increase is allowable by such laws, but in no event shall any amount ever be paid or payable by the City greater than the amount contracted for herein.

THIS NOTE SHALL NOT BE OR CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE STATE OF FLORIDA (THE "STATE"), WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER LIMITATIONS OF INDEBTEDNESS, BUT SHALL BE PAYABLE SOLELY FROM THE PLEDGED REVENUES, AS PROVIDED IN THE AGREEMENT AND THE RESOLUTION. THE HOLDER SHALL NEVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY, OR TAXATION IN ANY FORM OF ANY PROPERTY THEREIN TO PAY THIS NOTE OR THE INTEREST THEREON.

Upon the occurrence of an Event of Default, the Holder shall also have such other remedies as described in the Agreement.

The City hereby waives presentment, demand, protest and notice of dishonor. This Note is governed and controlled by the Agreement and reference is hereby made thereto regarding interest rate adjustments and other matters.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City has caused this Note to be signed by its Mayor, either manually or with facsimile signature, and the seal of the City to be affixed hereto or imprinted or reproduced hereon, and attested by a City Clerk of the City, either manually or with facsimile signature, and this Note to be dated the Date of Issuance set forth above.

CITY OF FORT PIERCE, FLORIDA

[SEAL]

By: _____
Mayor

ATTEST:

By: _____
City Clerk

Approved as to form and Correctness:

City Attorney

FORM OF CERTIFICATE OF AUTHENTICATION

Date of Authentication:

This Note is being delivered pursuant to the within mentioned Agreement.

CITY OF FORT PIERCE, FLORIDA,
as Registrar

By: _____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto _____ (please print or typewrite name, address and tax identification number of assignee) _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ Attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

Name of Noteholder: _____

By: _____

Schedule I

Principal on this Note shall be payable on the following dates and in the following amounts:

<u>Year</u>	<u>Principal Amortization</u>
August 1, 2017	
February 1, 2018	
August 1, 2018	
February 1, 2019	
August 1, 2019	
February 1, 2020	
August 1, 2020	
February 1, 2021	
August 1, 2021	
February 1, 2022	
August 1, 2022	
February 1, 2023	
August 1, 2023	
February 1, 2024	
August 1, 2024	
February 1, 2025	
August 1, 2025	
February 1, 2026	
August 1, 2026	
February 1, 2027	
August 1, 2027	
February 1, 2028	
August 1, 2028	
February 1, 2029	
August 1, 2029	

THIS NOTE MAY BE TRANSFERRED ONLY IN WHOLE TO AN AFFILIATE OF SUNTRUST BANK OR TO A HOLDER WHO BY BECOMING A HOLDER HEREOF REPRESENTS THAT IT IS AN "ACCREDITED INVESTOR" AS SUCH TERM IS DEFINED IN THE SECURITIES ACT OF 1933, AS AMENDED, AND REGULATION D THEREUNDER.

**CITY OF FORT PIERCE, FLORIDA
TAXABLE CAPITAL IMPROVEMENT REVENUE NOTE,
SERIES 2014B**

<u>Principal</u>	<u>Maturity Date</u>	<u>Note Rate</u>	<u>Date of Issuance</u>
\$ _____	February 1, 2016	2.21%	July 23, 2014

The CITY OF FORT PIERCE, FLORIDA (the "City"), for value received, hereby promises to pay, solely from the sources described in the within mentioned Agreement, to the order of SUNTRUST BANK, a national banking association, or its assigns (the "Holder"), the Principal Sum stated above on the Maturity Date stated above, except as the provisions for mandatory redemption hereinafter on February 1 and August 1 as set forth on Schedule I hereto are required to be made, together with any accrued and unpaid interest, and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent date to which interest has been paid or provided for, or if no interest has been paid, from the Date of Issuance shown above, on February 1 and August 1 of each year (each, "Payment Date"), commencing on February 1, 2015, until payment of said principal sum has been made or provided for, at the Note Rate. Payments due hereunder shall be payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, which payments shall be made to the Holder hereof by ACH Direct Debit from a City designated account with SunTrust Bank or otherwise as the City and the Holder may agree.

This Note is secured as provided in that Loan Agreement by and between the Holder and the City, dated as of July 23, 2014 (the "Agreement"). Additional payments are due in regard to this Note as provided for in Section 5.02 of the Agreement.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Note may be pre-paid in whole or in part subject to the terms hereof on any Business Day and upon at least two Business Days' prior written notice to the Holder specifying the amount of prepayment. Any partial prepayment shall be applied as determined by Holder in its sole discretion. The City shall, at the time of such prepayment, pay to the Holder the interest accrued to the date of prepayment on the principal amount being prepaid plus an additional fee or redemption premium equal to the present value of the difference between (1) the amount that would have been realized by the Holder on the prepaid amount for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps for a term corresponding to the term of this Note, interpolated to the nearest month, if necessary, that

was in effect three Business Days prior to the issuance date of this Note, and (2) the amount that would be realized by the Holder by reinvesting such prepaid funds for the remaining term of the loan at the Federal Reserve H.15 Statistical Release rate for fixed-rate payers in interest rate swaps, interpolated to the nearest month, that was in effect three Business Days prior to the repayment date; both discounted at the same interest rate utilized in determining the applicable amount in (2). Should the present value have no value or a negative value, the City may prepay with no additional fee or redemption premium. Should the Federal Reserve no longer release rates for fixed-rate payers in interest rate swaps, the Holder may substitute the Federal Reserve H.15 Statistical Release with another similar index. The Holder shall provide the City with a written statement explaining the calculation of the premium due, which statement shall, in absence of manifest error, be conclusive and binding. The application of such fee or prepayment premium is not intended to, and shall not be deemed to be, an increase in the Note Rate.

Notice having been given as aforesaid, the principal amount to be prepaid shall become due and payable on the prepayment date stated in such notice, together with interest accrued and unpaid to the prepayment date on such principal amount; and the amount of principal and interest then due and payable shall be paid upon presentation and surrender of this Note to the office of the City. If, on the prepayment date, funds for the payment of such principal amount, together with interest to the prepayment date on such principal amount, shall have been given to the Holder, as above provided, then from and after the prepayment date interest on such principal amount of this Note shall cease to accrue.

This Note is authorized to be issued in the outstanding aggregate principal amount equal to the Principal Sum under the authority of and in full compliance with the Constitution and statutes of the State of Florida, including, particularly, Chapter 166, Florida Statutes Part VI, Chapter 218, Florida Statutes and other applicable provisions of law, City Resolution No. ____ adopted by the City Commission on July 21, 2014 (the "Resolution"), and the Agreement and is subject to all terms and conditions of the Agreement and the Resolution. Any term used in this Note and not otherwise defined shall have the meaning ascribed to such term in the Resolution or the Agreement, as the case may be.

This Note is a limited, special obligation of the City, payable from and secured solely by a lien upon and pledge of the Pledged Revenues, as defined and described and in the manner provided in the Agreement.

Notwithstanding any provision in this Note to the contrary, in no event shall the interest contracted for, charged or received in connection with this Note (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate of nonusurious interest allowed under the State of Florida as presently in effect and to the extent an increase is allowable by such laws, but in no event shall any amount ever be paid or payable by the City greater than the amount contracted for herein.

THIS NOTE SHALL NOT BE OR CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE STATE OF FLORIDA (THE "STATE"), WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER LIMITATIONS OF INDEBTEDNESS, BUT SHALL BE PAYABLE SOLELY FROM THE PLEDGED REVENUES, AS PROVIDED

IN THE AGREEMENT AND THE RESOLUTION. THE HOLDER SHALL NEVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY, OR TAXATION IN ANY FORM OF ANY PROPERTY THEREIN TO PAY THIS NOTE OR THE INTEREST THEREON.

Upon the occurrence of an Event of Default, the Holder shall also have such other remedies as described in the Agreement.

The City hereby waives presentment, demand, protest and notice of dishonor. This Note is governed and controlled by the Agreement and reference is hereby made thereto regarding interest rate adjustments and other matters.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City has caused this Note to be signed by its Mayor, either manually or with facsimile signature, and the seal of the City to be affixed hereto or imprinted or reproduced hereon, and attested by a City Clerk of the City, either manually or with facsimile signature, and this Note to be dated the Date of Issuance set forth above.

CITY OF FORT PIERCE, FLORIDA

[SEAL]

By: _____
Mayor

ATTEST:

By: _____
City Clerk

Approved as to form and Correctness:

City Attorney

FORM OF CERTIFICATE OF AUTHENTICATION

Date of Authentication:

This Note is being delivered pursuant to the within mentioned Agreement.

CITY OF FORT PIERCE, FLORIDA,
as Registrar

By: _____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto _____ (please print or typewrite name, address and tax identification number of assignee) _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ Attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

Name of Noteholder: _____

By: _____

Schedule I

Principal on this Note shall be payable on the following dates and in the following amounts:

<u>Year</u>	<u>Principal Amortization</u>
February 1, 2015	\$
August 1, 2015	

Exhibit B
Description of the Marina



PROPOSAL LETTER

June 19, 2014

Ms. Gloria Johnson
Director
City of Fort Pierce
100 N US Highway One
Fort Pierce, FL 34954

Re: Term Loan to The City of Fort Pierce, FI

Dear Ms. Johnson

SunTrust Bank ("*the Bank*") is pleased to consider establishing a taxable term loan in an amount of \$179,229 (one hundred seventy nine thousand two hundred twenty nine dollars) and a tax-exempt term loan in the principal amount of \$3,920,771 (three million nine hundred twenty thousand seven hundred seventy one dollars) to the City of Fort Pierce, Florida (the "*Borrower*") based substantially on the proposed summary of terms and conditions set forth on Annex I attached hereto (Annex I, together with this letter, this "*Proposal Letter*").

This Proposal Letter is an expression of interest by the Bank in the proposed facilities and should not be construed to be, expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to provide the proposed Facility. After the Bank has conducted further due diligence, we may decide to modify the proposed terms and conditions, or we may decide not to provide the proposed Facility.

This Proposal Letter is not intended to, and shall not create a legally binding obligation on the part of the Bank or the Borrower. This Proposal Letter constitutes the entire understanding between The Bank and the Borrower in connection with the proposed facilities as of the date hereof and supersedes any prior written or oral communications or understandings.

This Proposal Letter shall be governed by the laws of the State of Florida.

If you would like to proceed with this financing, please contact me with your intention by June 20, 2014. If you have any questions in connection with this Proposal Letter or any of the proposed terms and conditions, please do not hesitate to contact me.

Yours sincerely,

Leslie L. Downs
First Vice President
SunTrust Bank

ANNEX I

**SunTrust Bank
Proposed Terms and Conditions**

THIS TERM SHEET:

- IS FOR DISCUSSION PURPOSES ONLY**
- IS NOT AN OFFER TO EXTEND CREDIT**
- IS NOT A COMMITMENT TO LEND**
- IS NOT AN AGREEMENT TO ISSUE A COMMITMENT**

Borrower: City of Fort Pierce, Florida

Lender: SunTrust Bank, or a subsidiary

Contact: Leslie L. Downs, First Vice President
Leslie.Downs@suntrust.com
SunTrust Bank
501 S Flagler Drive Suite 200
West Palm Beach, FL 33401

Facilities: A. Bank Qualified Term Loan in the form of a tax-exempt note (the "Note") issued by a qualifying governmental issuer (the "Issuer"). The Note must be a "qualified tax exempt obligation" under Section 265(b) (3) of the Internal Revenue Code.

B. Taxable Term Loan

Purpose: The loans will be used to finish phase 2 of the marina redevelopment project.

Amount: A. \$3,920,771
B. \$179,229

Terms: A. Interest shall be payable semi-annually based upon a mortgage style amortization on February 1 and August 1, commencing February 1, 2015 and principal shall be payable semi-annually on February 1 and August 1, commencing August 1, 2017, calculated on the basis of a 30/360 day basis.

B. Interest shall be payable semi-annually on February 1 and August 1, commencing February 1, 2015 calculated on the basis of a 30/360 day basis. Principal payments of \$59,743 shall be payable semi-annually on February 1 and August 1, commencing February 1, 2015

Security:

The loans will be secured by a first lien position on revenues of the marina with a back up senior pledge of sales and use tax revenues, collectively, the "Pledged Revenues". Sales and use tax revenues that may be pledged must be in an amount sufficient to the Lender.

Loan Fee:

\$1,500

Interest Rate:

A. A fixed rate equal to 3.19%, the offer of which rate may be locked for no longer than July 27, 2014.

B. A fixed rate equal to 2.21%, the offer of which rate may be locked for no longer than July 27, 2014.

If the Facilities are not funded for any reason on or before the expiration of the Rate Lock Period, Lender may, in its sole discretion, offer a new fixed rate and a revised closing date, provided, however, that if the revised interest rate is unacceptable to the Borrower, the Borrower shall not be obligated to proceed with the Facility. Notwithstanding the foregoing, in the event the Facility is not funded for any reason, the Borrower shall be obligated to reimburse any fees and expenses incurred by Lender in connection with the Facility including, without limitation, attorney's fees.

Maturity Date:

A. August 1, 2029
B. February 1, 2016

Acceptance of Rate:

To maintain this rate quote, the Borrower must notify the Lender of its acceptance of the general terms and conditions of this Term Sheet before close of business on June 20, 2014 and this transaction must close and fund by July 27, 2014.

**Prepayment
Alternatives:**

Borrower may prepay the Notes in whole or in part at anytime upon two Business Days' prior written notice to the Lender. Such prepayment notice shall specify the amount of the prepayment which is to be made. In the event of a prepayment of the Note under this paragraph, the Borrower may be required to pay the Lender an additional fee (a prepayment charge or premium) determined by Lender's make whole compensation provision in the loan documents, to compensate the Lender for all losses, costs and expenses incurred in connection with such prepayment. Any partial prepayment shall be applied as determined by Lender in its sole discretion.

At the borrower's discretion the prepayment penalty language may be omitted for an additional 16 basis points added to the loan rate.

Yield Maintenance

- 1) The interest rate on the Tax Exempt Note is determined to approximate a particular percentage yield to Lender based in part (among other reasons) upon Federal and State tax laws and regulations currently in effect and assumes that interest on the Note will be fully exempt from Federal and State income taxes. It is the Lender's policy to include language in the loan documents that will assure maintenance of such yield.
- 2) If it is determined that the Tax Exempt Note does not qualify as BQ, the rate will be adjusted to a fixed rate (non-BQ) determined by lender as of the date it is determined that the loan does not qualify as BQ.

**Opinion of Borrower/Note Counsel
Legal Fees:**

Our proposed Lender's counsel is Michael Wiener and Wanda Wigham at Holland and Knight Law firm in Lakeland and West Palm Beach, Florida.

Fee for borrower's counsel to review documentation prepared by the counsel to the issuer shall not exceed \$8,000.

Borrower agrees to pay all other reasonable fees, charges, expenses and costs in connection with the transaction.

Governing Law and

Jurisdiction: State of Florida

Covenants and Conditions

- A) All matters relating to this loan, including all instruments and documents required, are subject to the Lender's policies and procedures in effect, applicable governmental regulations and /or statutes, and approval by the Lender and the Lender's Counsel.
- B) Borrower shall submit to the Lender annual audited financial statements within 270 days of fiscal year end and an annual budget within 30 days of adoption, together with any other information the Lender may reasonably request.
- C) Borrower shall be required to deliver a written opinion from Borrower's Counsel, in form and substance acceptable to the Lender and Lender's Counsel that all documents are valid, binding, and enforceable in accordance with their terms, that execution and delivery of said documents has been duly authorized, and addressing such other matters as the Lender and Lender's Counsel deem appropriate.
- D) The provisions, terms and conditions contained herein are not inclusive of all the anticipated terms that will be applicable to the credit and do not purport to summarize all of the conditions, covenants, definitions, representations, warranties, but shall include but not be limited to the waiver of jury trial, submission to jurisdiction and venue, events of default, or other provisions that may be contained in documents required to consummate this financing. A payment or covenant default shall be subject to a default rate of the lesser of 18% or the maximum rate allowed by law and not additional draws shall be allowed. All of such terms will be set forth in the final, definitive loan documents, and all such terms must be acceptable to the Lender and its counsel. All matters relating to this loan are subject to Lender's policies and procedures in effect and applicable government statutes and regulations.
- E) Receipt of opinion from Note Counsel in form and substance satisfactory to the Lender, which shall include, without limitation, an opinion that the interest on the Tax Exempt Note is excludable from gross income of the owners thereof for Federal income tax purposes and that the Note is a qualified tax-exempt obligation under Section 265(b)(3) of the Internal Revenue Code.
- F) The Borrower agrees to have the interest payments collected via ACH Direct Debit.
- G) Parity:
This debt will carry a senior pledge of marina revenues and sales and use tax revenues.

H) Additional Debt

In order to issue additional parity debt secured by sales and use tax, the average net pledged sales tax revenues for the two most recent fiscal years must equal at least 1.25x the projected maximum annual debt service on the existing and proposed debt.

No other debt may be secured by Marina Revenues without the permission of the Lender.

- I) To the extent that the City becomes aware, or the Lender notifies City, that a tax law change is forthcoming that will adversely affect the excludability of interest on the Line from gross income of the Lender, City will draw the remaining amount of the Line as needed to complete the Project. However, if the line is determined to be taxable, no additional advances will be allowed under the line.
- J) The Note would be purchased for the account of the Lender for investment and not with a present view to the distribution, transfer or resale thereof. The Purchaser intends to hold and book the Note as a loan in its loan portfolio. The Lender shall maintain the right to transfer and assign the Bond in whole or in part to accredited investors. Notwithstanding any terms or conditions the Lender will have the right to assign all or a portion of the bond or loan to an affiliate of the Lender in its sole discretion.

City Commission Regular Meeting

Agenda Item # 13. a.

Meeting Date: 07/21/2014

Re: Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Departmental Activity Report

Attachments

7-21-14 Activity Report



Interoffice Memorandum

FROM THE OFFICE OF THE
CITY MANAGER

TO: The Honorable Mayor and Members of the City Commission
FROM: Robert J. Bradshaw, City Manager *RJB*
RE: Department Activity Report
DATE: July 11, 2014

The information that follows is intended to keep the Commission abreast of the on-going activities, issues, programs and services within the City.

City Manager's Office

City Manager

- The City Manager and Finance Director held a Budget Workshop on June 30, 2014.
- The Deputy City Manager and Grants Administrator met with Doris Tillman regarding Main Street Fort Pierce's FY2015 reporting requirements.
- The Energy Efficiency & Conservation Team, which includes the Deputy City Manager, met with the Superintendent of Electric T&D to discuss a proposed MOU.
- The City Manager attended the FPUA Board meeting on July 1, 2014.
- The Deputy City Manager participated in an open gym at the Percy Peek Gymnasium.
- The Marketing Specialist attended the Breakfast Club meeting on July 2, 2014.
- The City Manager and Deputy City Manager attended weekly meetings with the Mayor to discuss current City issues.
- The Deputy City Manager met with Commissioner Perona and Steve DiPalma regarding additional facilities at PAL Park.
- The Deputy City Manager held a meeting with Urban Redevelopment staff regarding departmental issues.
- The City Manager and Deputy City Manager met with Commissioner Sessions regarding current City issues.
- The City Manager and Deputy City Manager participated in a conference call with Commissioner Alexander regarding current City issues.

City Manager's Office contd.

- The Deputy City Manager met with the Marina Manager regarding an update to the Strategic Plan.
- The Deputy City Manager discussed an update to the Strategic Plan with the MIS Director.
- The City Manager met with Commissioner Perona regarding the agenda for the July 7, 2014 City Commission meeting.
- The Deputy City Manager attended the Insurance Committee meeting.
- The Deputy City Manager met with the Historic Preservation Officer regarding Bowen Medical access issues.
- The City Manager and Deputy City Manager met with the Risk Manager regarding claims recovery for the FPUA.
- The Economic Development Team met with a commercial realtor regarding City owned property.
- The Deputy City Manager and Grant Administrator met with Pamela Carithers regarding the reporting requirements for FY2015.
- The Deputy City Manager met with the Marketing Specialist regarding preparation for the economic development meeting.
- The Economic Development Team met regarding current economic development activities.
- The City Manager met with representatives from Natalie's Orchid Island regarding various issues.
- The Deputy City Manager and Paul Pearson met with the Sunrise Theatre Director regarding Dancing with PALs event.
- The Deputy City Manager attended the Communitywide Council meeting on July 9, 2014.
- The Marketing Specialist attended a Bowl For Kid's Sake luncheon on July 10, 2014.
- The Deputy City Manager attended a Teamster's negotiation meeting.
- The Marketing Specialist attended the Treasure Coast PIO meeting on July 11, 2014.
- The City Manager and Deputy City Manager met with Commissioner Becht regarding various issues.
- The City Manager and Deputy City Manager met with the Finance Director and Chief Accountant regarding preparation for Budget Workshop #2.

City Clerk's Office

- Gave assistance and answered questions to the walk-in public on various aspects of Business Tax Receipts which included but not limited to:
 - New Applications: 20 Renewals: 26 Transfers: 2
- Gave assistance and answered questions to the walk-in contractors on various aspects of Contractor's Licensing which included but not limited to:
 - New Applications: 19 Renewals: 8
- Gave assistance and answered questions from the public who have contacted office by telephone.
- Gave assistance and answered questions received by the public via e-mail through the City's web-page.
- Assisted the public by researching and providing copies of various requested public records.
- Assisted the public, various departments, newspaper and other government entities by providing DVD copies of various commission meetings.
- Assisted public by processing and providing receipt for animal registrations payment.
- On-going updating of contractors' records for current Liability Insurance, Workman Compensation Insurance, and State License information.
- Preparation of legal advertisements, letters, resolutions, & ordinances for various departments for upcoming City Commission agenda items.
- Preparation of several Proclamations.
- Checked for correctness and completeness necessary paperwork submitted by contractors to go before the Board of Examiners of Contractors meeting to be held on July 08, 2014.
- Attended, recorded and transcribed minutes of the Budget Workshop held on June 30, 2014.
- Attended, recorded and transcribed minutes of the Fort Pierce City Commission Meeting held on July 07, 2014.
- Attended and recorded the Board of Examiners of Contractors meeting held on July 8, 2014.
- Entered all necessary data into computer system to create an account and competency card for all contractors approved by the Board of Examiners of Contractors at the meeting held on July 8, 2014.
- Revenue Recovery working with Code Enforcement personnel on new businesses within the city limits that have not applied for a Business Tax Receipt.
- Licensing/Permit Clerk working with Building Department Permit Specialist to contact business tax applicants to set up appointments for building inspections and other issues associated with a business tax application.
- Daily balancing process of cash receipts and submittal to Finance Department for bank deposit.
- On-going implementation of computerization of annexation records.

City Clerk's Office contd.

- On-going implementation of scanning City Commission Meeting minutes, ordinances, resolutions, and the Fort Pierce Redevelopment Meeting minutes into the Optiview system.
- Assisting MIS Department in correcting and adding unit numbers to existing address data base.
- Preparation and delivery to St. Lucie County Courthouse recording division various paperwork to be recorded.
- Assisting Finance Department by signing and affixing the City Seal to necessary paperwork associated with release of liens.
- Assisting Planning Department personnel answering questions pertaining to business tax applications.
- Assisted Planning Department personnel by researching and providing copies of various ordinances, rezoning, conditional uses and annexations.
- Assisted City Attorney Office by doing research on various city issues.
- License Permit Specialist/Deputy City Clerk worked on several on-going record retention projects.
- On-going implementation of updating various forms and having them accessible through the City of Fort Pierce website.
- License/Permit Clerk Allison Martin assisted the Manager of Fort Pierce Animal Control Department and Grant Writer/Administrator with projects.
- License/Permit Clerk Joyce Kobbe working on various office projects.
- City Clerk staff processed and mailed out 2,426 Business Tax renewals on July 7, 2014.
- City Clerk attended monthly Lawnwood Breakfast Meeting
- City Clerk attended two meetings with the Economic Development Team.
- City Clerk worked with MIS to create new application in Naviline to scan and index leases, contracts and deeds.
- Installation of credit card machine.

Administrative Services Department

- Procurement –
 1. Purchasing Manager provided Procurement Training for Code Enforcement and City Clerk staff.
 2. Reviewed /processed purchase orders.
 3. Review and Renewal of Annual Contracts.
 4. Processing and/or completion of awards to vendors/contractors approved by Commission.
 5. Meetings:
 - a. Director of Administrative Services, Deputy City Manager, Public Works Manager, Human Resources Manager and Staff met with Representatives of Teamsters Union Local 1169 regarding union negotiations.
 - b. Director of Administrative Services attended the Insurance Committee Meeting.
 - c. Director of Administrative Services, Human Resources Manager and staff attended a meeting regarding HR Policies and Procedures.
 - d. Director of Administrative Services attended a meeting at IRSC along with staff of the Fort Pierce Police Department regarding Officer Recertification.

- Human Resources –
 1. Created several Personnel Action forms for employees.
 2. Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to Police Department.
 3. Verification of payroll, car and clothing allowance.
 4. Completed Verification of Employment/Loss of Income forms.
 5. Archived and organized Human Resources Files for current and prior years
 6. Input employees data from Personnel Action forms.
 7. On-going training of New Hires.

- Risk Management –
 1. Scheduled Kids at Hope Training for Employees.
 2. Collaborating with Florida Blue regarding new wellness initiatives.
 3. Accident and injury reviews.
 4. Audited, closed, and processed WC claims.
 5. Processed insurance subrogation.
 6. Consulted with the City carrier regarding liability claims.
 7. Processed day to day Risk Management Duties.

Finance Department

- Met with City Manager and Deputy City Manager regarding FY 2015 budget.
- Day to Day Operations

MIS Department

- Worked with Seacoast representative, Finance and City Clerk staff on the installation and training of credit card machines.
- Worked on Mayor/Commissioners telephones to route unanswered calls to City Clerk staff.
- Working with several departments with laptop on connectivity issues stemming from the upgrade of the State of Florida DMS VPN procedures.
- Searching for options for Commissioners to be able to engage in audio or video conferencing when not physically able to attend meetings.
- Completed the annual renewal processes for Business Tax Receipts and working on the Contractors Licenses renewal.
- Working with SmartGov and Building staff to retrieve corrupt data from the old Black Bear PTWin software.
- Secured pricing for new software and hardware for new Marina application.
- Received quote from Selectron IVR reps for information on sending this function to the cloud or purchasing a new server and keeping the process in house.
- Submitted CSAs to reduce the cost of business telephone lines throughout the City.
- Ongoing maintenance support for Marina WiFi and camera system due influx of crime.
- Transferring data to new file servers for several departments.
- Upgrading out of lease copiers for several departments.
- Completed the router speed installation for Indian Hills, River Walk Center, Sunrise Theatre, and City Hall. Public Works department is the only one remaining.
- Deploying AppAssure Imaging, Backup, and de-duplication Citywide.
- Working on new servers, racks and Intune software citywide.
- Exploring cloud based options for different applications.
- Processing new computer equipment for various departments.
- Working on a WorkOptiFlow pilot program with Indian Hills Department.
- Working with vendor Group Business Software and the migration is eighty five percent complete to move Lotus Notes to the cloud and working with eight employees for testing.
- Working on Rights issue with NAS (on-going).
- Processing VOIP spread sheet for remaining remote site (Sunrise Theatre) and gathering all information required including old numbers to be ported.
- Marina data room is currently being upgraded to handle a new data rack, servers. Transferring data to the new NAS device (on-going).
- Major problems with email due to virus attacks to our system (on-going).
- Servers for Sunrise Theatre are being processed for distribution.
- Software integrations citywide (on-going).
- Working with AT&T and State of Florida on the fiber optic installation preparation for Public Works/Solid Waste (ongoing).
- Lotus Notes IQsuite e-mail spam, and archiving (ongoing).
- Updating MIS documentation and procedural policies (on-going).
- Received fifty one (51) new work orders and completed one hundred (100) work orders.

Planning Department

- Administrative/Meetings –
 1. All Staff members conducted 'Planner of the Day' duties on a rotating basis.
 2. Walk-ins/Call-ins.
 3. Special Planning Board Meeting – July 11, 2014
 4. Pre-Application Meeting - Proposed Family Dollar – New Horizons proposed facility use – 2210 S 34th Street & 404 Ixoria Avenue
 5. Pre-Planning Board Meeting – Staff Meeting

- Comprehensive Planning, Long Range Planning –
 1. St. Andrew's Zoning Text Amendment - CC First Reading
 2. Draft of PUD text amendment – Distributed to TRC

- Development Review –
 1. Boston Avenue/St. Andrews Abandonment Request - CC First Reading
 2. 320 S Indian River Drive - St. Andrew's Conditional Use - PB Approval
 3. Fresh Wind, Fresh Fire Conceptual Development Plan - CC Approval
 4. 1613 Thumb Point Drive / Koehl Residence - Conditional Use to exceed allowable height of 28' - PB Approval
 5. Chevrolet Dealership façade change and Interior Renovation
 6. 110 S Ocean Drive – Conditional Use for Improvements – Planning Board
 7. 901 S. Third Street – Artistry in Mosaics Expansion – Pre-Application

- Historic Preservation –
 1. Lincoln Theater Rehabilitation - Coordination with Grant Administration/Permitting Horizon

Building Division

- 7131 Okeechobee Road (West Star) – Permits have been issued for the fuel tanks which should abate the current unsafe situation.

- 320 S. Indian River Drive (St. Andrews School) – Met with the project's architect and contractor to help facilitate their upcoming renovation.

- 4600 Selvitz Road – (Dog & Cats Forever) – Permit application and plans have been received for both the site work and addition.

Code Enforcement Division

- Hearing – Special Magistrate Ross
 1. County Court – Judge Barnes
 - a. COFP v. Jimmy Plain
 - i. Running at large – guilty – fined \$100 plus all costs.
 - b. COFP v. Anthony Dwayne Goshay
 - i. Rabies required – dismissed by the judge.
- Code Enforcement –
 1. Received 30 complaints
 2. Issued 4 written warnings
 3. Issued 0 citation
 4. Initiated 109 new cases: 55 general violations, 60 lot clearing violations
 5. Conducted 241 follow-up inspections
 6. Closed 78 cases
- Animal Control – (partial report – not all numbers in due to illness and family death)
 1. Responded to 71 dispatched calls
 2. Conducted 133 self-initiated calls
 3. Conducted 29 follow-up investigations
 4. Issued 1 citation and 1 written warning
 5. Completed 2 bite reports
 6. Completed 0 cruelty reports
- Revenue –
 1. Processed 43 lien / title searches
 2. Property Code Violations income – we are \$266 short of fully doubling our budgeted income.
 3. Animal Control Violations income - \$1,856 more than budgeted.
 4. Animal Licenses – we have met and passed our budgeted amount in 9 months!
 5. Lot Clearing income – has more than doubled our budget of \$5000 by \$326.
- Miscellaneous –
 - The Code Manager met with the City Manager, the Building Official, Cory Benton and representatives of Natalie's Orchid Island to discuss a land use issue regarding Sailfish Brewery.
 - The Code Manager met Tammy Lynn, of SLC Health Department to discuss proper procedures for handling rabies cases.
 - The Code Manager met with Mayor Hudson to discuss the Humane Society contract negotiations.
 - The Code Manager met with Deputy City Manager Mimms to discuss the Humane Society contract negotiations.
 - The Code Manager completed negotiations with United for Animals as to the use of donated funds. The sterilization program is being re-instated to allow for canine surgeries at an agreed upon rate. Notice has been sent to all participating veterinarians.
 - New sterilization program contracts, effective Oct 1, have been sent to all participating veterinarians.
 - The Code Manager attended the budget hearing.
 - Code Enforcement Officer Denmark has begun distributing the pamphlet regarding ROW use to the car businesses along US 1. We have begun seeing a marked improvement.
 - The Code Manager completed a revision of the vendor ordinance, incorporating comments from the legal department, and has returned it for further review and comments.

Engineering Department

- Development Reviews – Intake of five (5) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- Stormwater Division – Preparation of grant applications for St. Lucie Rivers Issue Team due August 31, 2014. Review of one application for SMU reduction based on on-site stormwater system.
- Traffic Control – City continues maintenance of all signals. Staff is continuing a refurbishment program on City maintained signals to rewiring the existing signal mast arms. The existing wiring is degrading rapidly due to heat and age causing significant issues with traffic signal reliability. Staff is working with FDOT on the development of the new Phase 2 Signal Maintenance JPA requirements for FY 2015/16 which will look at increased performance requirements and adjusted reimbursement increase.
- City Marina Reconstruction – Phase II – Docks – Bellingham Marine continues the submittal process for approval of construction elements. Bellingham Marine submitted for City Building Permit on June 25, 2014. Construction completion is anticipated May 2015. Staff has reviewed and commented on Bellingham's Permit application.
- Moore's Creek Dredging – Gator Dredging has completed the dredging activities for the project and anticipates starting spoil area haul off July 21, 2014. Staff has delayed haul off while investigating issues brought to our attention by Marina Manager.
- S. 21st Street / Havana Ave. Sidewalk Project – Consultant has addressed comments and has re-submitted to FDOT for review. Funding has been approved by FDOT for FY 2015.
- 31st Street Sidewalks from Okeechobee Road to Tennessee Avenue – The pre-construction meeting was held on July 9, 2014. Construction commencement August 1, 2014.
- Indian Hills Recreation Area - Stormwater Improvements – Excavation of lake continues. All material necessary for the H.D. King site has been transported at this time. Currently hauling material to be stock piled at the southern compound area for future use. Water main relocation (16") will begin the week of July 14th.
- Veterans Memorial Park – The contractor has completed the framing, plumbing and electrical work. HVAC work will get underway next week. The exterior water relocation work is scheduled for next week with the electrical work to follow. Construction completion scheduled for November 2014. Phase II has been reviewed and comments provided to the consultant. This phase will go out to bid once we are in receipt of the FDEP 319 Grant which is in October 2014.
- Melody Lane Fishing Pier – Plan review comments have been submitted to the consultant.
- H.D. King Power Plant Clean-up – The area designated as the 2014 Work has been completed at this time. Eleven monitoring wells have been installed around the perimeter of the site. Additional exploratory test pits have been done in the 2015 work area and it has been determined that additional contamination has been encountered below the water table. Cardno is currently compiling information gathered from the test pits, and preparing a cost estimate for the additional work.
- Park Trail Subdivision – Project substantially complete. A preliminary walk-thru will be scheduled once we are in receipt of the as-built drawings.

Public Works Department

- Energy Efficiency & Conservation – The interior lighting retrofit is progressing rapidly with only the Sunrise Theater and City Hall remaining to do. Installation of the LED street lights has begun and chiller replacement will begin within the next two weeks.
- Phase II Window Retrofit Project – Work has begun on the St. Anastasia building and the new windows are anticipated to arrive the week of July 14, 2014.
- HDRC Recreation – The Summer Youth Basketball League is now underway. Games will be played on Tuesday evenings and during the day on Saturday. The Second Chance Cadet Academy is also underway.

Police Department

Staffing – Detective David Petry and Officer Rashun Barr resigned. The police department currently has 6 vacancies for police officers and 1 vacancy for a civilian position (victim advocate).

Chili Cook-Off 2014 Fund Raiser – On Saturday, July 12, the police department will be participating in the 32nd Annual Fort Pierce Exchange Club Chili Cook-Off to benefit the Boys and Girls Clubs of St. Lucie County. This will be our fourth year participating in this important community wide fundraiser.

Youth Fishing Clinic – On June 26, the police department participated in the Annual PAL and City Marina Fishing Clinic. More than 100 youth, ages 6-14, from the Fort Pierce Police Athletic League and Lincoln Park Community Center summer programs attended the clinic.

PAL Explorer's Academy – On July 14, PAL will host a two week academy for new Explorer's interested in joining the police department's Explorer's Post.

Anti-Violence Initiatives

The following suspects were arrested over the last few weeks:

- Victor Cristales (19) was arrested while committing a robbery, wherein he pointed a gun at the victim, and stole an assault type rifle.
- Dontavious Rogers (17) Joint Gang Task Force members arrested Rogers on outstanding warrants stemming from an aggravated assault with a deadly weapon in a SLCSO case.
- Jonathan Peavy (18) On July 5, Peavy was arrested on outstanding warrants obtained by Detective Robert Yaffey for aggravated assault with a firearm. When arrested, Peavey was found in possession of an AK-47 and also charged by the SLCSO for that violation.
- Leon Mobley (17) On July 8, Officers responded to 23rd Street and Ave I after Officer Dreizehnter, who was working at the Boys and Girls Club heard shots being fired in the neighborhood. Mobley was quickly located by Sergeant Nieves and arrested by Detective Gary Eason.
- Cornelius Ivory (16) On July 8, Detectives Dini and Cunzo found Ivory in possession of a firearm while trespassing on church grounds.

Gang Prevention Presentation – On June 26, Chief Baldwin met with Commissioner Sessions, City Manager Robert Bradshaw, and Deputy City Manager Nick Mimms to review recent progress in crime prevention and enforcement actions. Chief Baldwin also provided a presentation on the Comprehensive Gang Model being implemented as a strategic solution to the chronic violence in our community.

PAL Second Chance Academy – On July 7, the PAL Second Chance Academy started. This camp was designed by Commissioner Sessions to target delinquent offenders with prevention programming.

Gang Prevention Presentation – On July 8, Chief Baldwin and members of the Roundtable provided the St. Lucie County Board of County Commissioners with an update on the Comprehensive Gang Model.

PAL Youth Leadership - Pal's Youth Leadership group is conducting a Preventing Crime in Fort Pierce conference for youth between the ages of 13 and 17 on August 14 & 15 at the PAL Center. This conference will be modeled after their experience in attending the statewide Preventing Crime in the Black Community Conference and will conclude with a dance open only to participants that attend the entire conference.

Roundtable of St. Lucie County – The Roundtable of St. Lucie County selected Shaniek Maynard to replace Christine Epps as the organization's executive director. Shaniek is the daughter of Kenny and Donna Mills and currently (previously) worked as a, assistant US attorney serving the Palm Beach and Fort Pierce areas. Pastor Baldwin, who is serving as the president of the Lincoln Park Ministers' Association, and Representative Larry Lee were also welcomed as new members of the Roundtable.

Urban Redevelopment Department

Grants Administrator –

- Created and submitted End of Year Reports for SHIP - 2011-2012 Closeout; 2012-2013 EOY; and 2013-2014 EOY
- Assisted Clerk's office with Enterprise Zone brochure production for mailout
- Continued to develop 2014-2015 CDBG Action Plan, including City Commission materials, compiled results from 2 community surveys, etc.
- Collaborated with HUD regarding monitoring visit findings and resolutions
- Created meeting materials then provided oversight for Fort Pierce Authentic Tours and Communitywide Council meetings
- Closed out grant award from Children's Services of SLC for 3rd Annual Youth Fishing Clinic
- Created banner designs for Highwaymen and Zora Neale Hurston Heritage Trails
- Researched and prepared to write grant to Florida Boating Infrastructure Program for Floating Dinghy Docks at City Marina
- Provided project oversight for 11 public service agencies and 8 commercial facade projects
- Program Oversight - Fort Pierce Authentic Tours - billboard locations and pricing, 3rd marketing mailout from Nat Geo advertisement, FaceBook updates, etc.
- Initiated HUD IDIS system drawdowns to reimburse the City for CDBG eligible expenditures.

Meetings:

- Walt Hines, IRSC Students - FPAT Rack Card Designs for Visit Florida grant award
- Doris Tillman - Main Street Fort Pierce
- Pamela Caruthers - Lincoln Park Main Street
- Susie Cassens - Downtown business owners
- Fritz Carlson - New business startup ideas
- Johnna Morris - HUD/IDIS
- Marjorie Harrell - June Teenth 2015
- Georgia Vince, Tetra Tech - w/Tracy Telle - Melody Lane Fishing Pier

Program Analyst –

- FEMA
 - Marina Project
 - monitoring funding requests and time extension
- Windows Expansion Project
 - preparing pay applications and requests for reimbursements
- Enterprise Zone
 - answering emails and phone calls pertaining to tax credits
 - working on annual report
- SHIP
 - Working on Soltman Avenue and 31st Street paperwork for rehab
 - answering phone calls and questions from citizens
 - preparing for annual reports/file annual report with Libby Woodruff
- NSP
 - communications with Housing Authority regarding unit rentals at Orange Avenue;
 - assisted with CDBG audit

Marina

- Oversee daily operations for City Marina and Fisherman's Wharf Marina.
- Working with seasonal dockage and events (see weekly email "Marina Happenings" newsletter for updates).
- Consulting on Marina Project.
- City Attorney and Engineering Dept. working out contract language for Bellingham Marine contract.
- Bellingham Marine permits submitted.
- Dredging of Moore's Creek is scheduled to begin June 10th and completed by June 30th. Dredging potentially completed.
- Upgrading camera security system throughout marina facility.
- Working with St. Lucie County Tourism Department on the contract for 3 web cams. A license agreement has been completed. Commission approved June 16, 2014.
- Seacoast National Bank ATM machine at City Marina - submitted plans thru the building department for approval. Construction to start end of July

Golf Course

- Began the Junior Summer Golf Camp with 10 participants.
- Met with Superintendent for progress report on projects around the golf course.
- Day-to-day operations.
-

River Walk Center

Park Permits	875.00
Programming	895.78
River Walk Center	311.73
Special Events	50.00
Maravilla	100.00
<u>Total</u>	<u>2232.51</u>

- Restroom renovations are moving along nicely.
- Classes have been slow due to snow birds going home.
- Rentals have been slow due to the construction at the RWC.

Sunrise Theatre

- Over the past weeks, the following performances and activities were presented in the Sunrise & Black Box Theatre: Fort Pierce Jazz and Blues Society and the Sunrise Theatre co-presented Tuesday Night Jazz Jam evenings on June 24; Comedy Corner Improv on Saturday, June 28; Performances on the Sunrise Theatre main stage included; The second Free Summertime Movie sponsored by Humana featuring Gran Torino was held on Sunday, June 22 at 3pm.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Fort Pierce PAL "Dancing With Our PAL's" on September 20; Grace Way Village "Are You Smarter Than A 5th Grader" on September 26th ; MusicWorks "Dave Mason" on November 20; St. Lucie Ballet's "Nutcracker" on December 11 & 12; Richard Nader Entertainment on March 19.
- Meeting with Peter Angelos of Chuck's Seafood Restaurant which secured sponsorship of the tickets; Meeting with Dean, Mead, Minton, Zwemer for show sponsorship.
- On a daily basis offers and contracts are being negotiated with artists and their representatives for the 2014/15 Season. The Membership campaign for the coming season has started and will get into full swing next week.
- Marketing and Box Office information for the 2014/15 Season is being compiled and disseminated by and to appropriate staff to prepare for the season. This includes all marketing assets for the Sunrise Playbill and website. Show setup in Choice Ticketing for all 2014/15 shows is ongoing in anticipation them going on-sale to members.
- Marketing and show sponsorship packages continue to be put together to solicit for the coming season's shows. Foundation grant opportunities continue to be researched and grant applications continue to be written and submitted.
- Budget projections and adjustments for this and next year's fiscal year continue to be reviewed and implemented.