C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, August 4, 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 Bobby Hopkins, Fairlawn Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes of the July 21, 2014 Meeting.

6. **PROCLAMATIONS**

   a. Certificate of Completion awarded to Mayor Linda Hudson by the John Scott Dailey Florida Institute of Government and the Florida League of Cities recognizing her completion of eighteen hours of instruction at the Institute for Elected Municipal Officials in Delray Beach, Florida on June 13-15, 2014.

   b. Proclamation declaring August 2014 as Marine Debris Removal Month. Being received by Capt. Don Voss.

7. **LETTERS TO COMMISSION**

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**

0. Acceptance of proposal from Mutual of Omaha to allow inactive employees retired on or after July 1, 2014 to pay the full cost for $20,000 life insurance coverage or to obtain a life insurance benefit amount prorated according to age classification.

a. Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1312 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

b. Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1314 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

c. Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1316 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

d. Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1318 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

e. Approval to submit and accept the 2014-2015 U.S. Department of Justice, Edward Byrne Memorial, Justice Assistance Grant Program (JAG) (County-wide) in the amount of $37,159.

10. **PUBLIC HEARINGS**

a. Ordinance No. 14-019 - Amending Chapter 9, Article IV - Peddlers, Solicitors and Canvassers. FIRST READING

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

c. Public Hearing on Application for Conditional Use submitted by Fort Pierce Inlet Beach Resort, LLC, for approval to construct improvements seaward of the Coastal Construction Control Line (CCCL) on an existing structure located at 110 S. Ocean Drive, Fort Pierce, Florida.

d. Application for Site Plan and Conditional Use submitted by Dennis & Jacklyn Koehl for construction of a single-family home to be located at 1613 Thumb Point Drive, which exceeds the maximum height of 28 feet for single-family homes in the R-1 District, within the South Beach Overlay.

e. Application for Conditional Use submitted by St. Andrew's Episcopal Academy to operate a middle and high-school extension at 320 S. Indian River Drive.

f. Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive. FIRST READING (Postponed from July 7, 2014 and July 21, 2014 meetings)

11. **MISCELLANEOUS REPORTS & REQUESTS**

a. Presentation on the FPUA's new utility invoice design by Bill Abramowicz, Customer Service Manager.

12. **CITY COMMISSION**

a. Submittal of applications for appointment to the Sunrise Theatre Advisory Board.

b. Submittal of application for appointment to the Fort Pierce Tours Advisory Board

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: 08/04/2014

Re: Minutes 07.21.2014

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes of the July 21, 2014 Meeting.

Attachments

Minutes 07.21.2014

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 21, 2014.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:34 p.m.

2. OPENING PRAYER - Pastor James Brown of Miracle Prayer Temple Worship Center offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Edward Becht

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to excuse Commissioner Edward Becht.

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

Passed

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the Minutes of the Budget Workshop on June 30, 2014.

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

Passed

b. Approval of Minutes from the July 7, 2014 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the Minutes of the Regular Meeting on July 7, 2014.

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

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson presented 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 -** The following letters will be kept on file in the City Clerk's Office.

a. Commendation Letter for Permit Specialist, Kim West, from Mr. Daniel Huff, General Contractor. The commendation also recognized Allison Martin, City Clerk's Office.

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**

Mr. Patrick Henry, 1123 Granada Street
Ms. Ariel Walker, 723 South 7th Street
Ms. Rosalie Longaro, 12 Harbour Isle

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the Consent Agenda in its entirety, items **9a - 9c.**

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

Passed

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.

Libby Woodruff, Grants Administrator, appeared with a presentation and was available for questions. She stated that in their grant award contract, it is requested that they hire locally if it is at all possible and at the next public hearing, the Commission will be provided a list of actual local workers that have performed grant related work. Mayor Hudson requested they also be provided the requirements and eligibilities identified on the grant application.

Ms. Woodruff explained the term matching funds is the term used when we are matching dollar for dollar. On a $10,000 project the applicant would put in $5,000 and then be

matched with $5,000. She encourages the applicants to budget the job in phases, at the completion of each phase the applicant submits receipts for the completed work to receive a re-imbursement of 50% of the submitted amount.

Mayor Hudson opened the Public Hearing.

Mr. Cleaver Hayling stated he takes issue with the creative budgeting of the CDBG funds. He would like a clear, plain written explanation of where and how the funds will be spent. He wants definite and explicit concepts, ideas and results. He asked what share of the grant monies is going to what organizations and he asks for more and better accountability.

Mr. Robert Brown of Fort Pierce NW Community Project requested that the minutes reflect their comments and concerns about the accountability of the CDBG funds and expenditures. He stated specific requirements of the program mandates that CDBG funds be used to principally benefit low and moderate income persons, not less than 70% of the total funds. He listed public services for our youth as a priority and a dollar amount in this area is difficult to assess; Mr. Brown said $75,000 does not warrant a conversation of how ridiculous. As to Public Amenities 1 and 2, he asked where these funds come from, the 70% or the 30%. He inquired why the City is willing to divest money from the budget to maintain school district property and he states it is not clear if an improvement listed for parks is for only one park for the entire year. Mr. Brown also identified the listed job descriptions are vague with the use of the term oversight.

Mr. Rick Reed commented on the funds for code enforcement; he stated he is all for code enforcement if it is done properly and ethically. Mr. Reed feels it is done in the name of crime prevention and used as a punishment. He suggests the that the mom and pops get taken care of, not the big people that are already successful. This is taxpayer money, use it to help the least of us.

Ms. Irene Szedelmeyer of the Communitywide Council and a resident of Oakland Park shared that her neighborhood has recently reestablished their neighborhood association and has been meeting monthly. There is a concern of an increasing number of cars parked on lawns and across sidewalks due to the lack of space for more than one vehicle. Ms. Szedelmeyer is advocating the $100,000 allocated for infrastructure be looked at for creating onstreet parking using some of the land and some of the right of way between the sidewalks and curbs. She mentioned to the Commission a park between 10th and 12th and Florida with simply a set of swings that she feels is a little neglected. She has advocated that Hibiscus Park and Oakland Park take on that park. She also stated that she shares the concerns of the previous speakers about the primary beneficiaries are supposed to be low to moderate income people.

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

Mr. Mimms responded to Commissioner Alexander and stated the administrative portion of the grants is funded by grant monies, all but $20,000 that comes from the General Fund and funds the covers of only two employees. They are responsible for the different programs within that department such as FPRA, CDBG, SHIP, NSB and FEMA.

Mr. Mimms confirmed there is a specific set of guidelines that is required to be followed along with committee reviews. He stated everything they do, every award they recommend comes before the City Commission to be approved. The final oversight is the Commission after it has gone through an entire process including community surveys and also the Communitywide Council with every decision made sensitive to the low and moderate income levels. If the Commission would like to reallocate a committee recommendation, they may as long as it stays within the guidelines set forth. Community survey and staff

input were used to generate the different elements and this guideline was presented to the Communitywide Council for their input and recommendation; this is what is not in draft form for Commission consideration.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to accept the action plan as stated.

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. SECOND READING

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

Kori Benton, Historic Preservation Officer, appeared and was available for questions.

Mayor Hudson opened the Public Hearing.

Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance No. 14-017 on second and final reading.

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

Passed

c. Ordinance No. 14-018 - Right of Way Abandonment - Boston Avenue Extension East of South Indian River Drive. (Postponed from July 7, 2014 meeting).

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

This ordinance was postponed from the July 7, 2014 meeting, this is still in first reading and staff is requesting postponement until the August 4, 2014 meeting.

Mr. Bradshaw stated that staff feels a need for the Commission to look at all available options with this property. He wanted to be clear this postponement is not a stall, staff is looking to make this as fair as possible. There are several options the Commission needs to be aware of and discuss. In all fairness, a full commission is needed to make a decision.

Motion was made by Commissioner Perona, Mayor Hudson relinquished the gavel to acting Mayor Pro Tem Sessions and seconded the motion to postpone Ordinance No. 14-018 to the August 4, 2014 meeting.

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

Kori Benton, Historic Preservation Officer, appeared with updated information and exhibits to provide to the Commission. The applicants presented to staff a counter proposal, additional documentation as well as revised appraisals of the entire portion of Boston Avenue. They also included an appraisal for the property situated towards Melody Lane they would like to provide to the City in return for the abandonment of Boston Avenue.

Mr. Schwerer responded to Commissioner Perona that without the appraisal and additional information being made available to the Commission or the public in advance,then it is his advice there cannot be a public hearing. He is troubled the public does not have that information to have a public hearing. It was advertised to the public that the recommendation was to postpone the Ordinance until August 4, 2014 and the public may not understand that postponement was subject to the Commission's approval.

Mr. Schwerer recommends to postpone because the public does not have the necessary information to publicly debate this matter.

Ms. Trina Angelone of St. Andrews wanted the record to reflect she did meet the deadline for submitting the necessary documentation, the information was available. She sent an email to staff indicating they were prepared and had sent their information but was told the City Manager had cancelled their need to provide information. She wanted to be very clear they did not intentionally withhold information.

Mayor Hudson stated she does not want to give anyone the impression the Commission is putting this off for any other reason than to be completely informed by St. Andrews and the public.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to postpone Ordinance No. 14-018 to August 4, 2014 and to make the information available to the public and Commission.

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

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

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

Gloria Johnson, Finance Director, appeared with a brief presentation. She stated at the Budget Workshop scheduled for July 30, 2014 the Commission will be provided actual numbers for the June 30th quarter report comparisons and will be working with more detail.

General Fund is currently in a financial stable position with exceptions for Golf Course, Sunrise Theater and CRA. The county ad valorem, gas and telecommunications tax all came in lower than projected making the overall projected shortage for this year $289,000.

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.

Commissioner Alexander stated he did not confirm the date and unfortunately the nuns are on retreat and unavailable to be at this meeting. When they return at a meeting in the very near future they will do a presentation.

b. Resolution No. 14-R22 appointing Linda George to the Keep Fort Pierce Beautiful Advisory Board.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve Resolution No. 14-R22.

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

Passed

c. Resolution No. 14-R23, authorizing the issuance to SunTrust Bank of the City's not to exceed $3,920,771 Capital Improvement Revenue Note Series 214A.

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

Mr. Schwerer, City Attorney, appeared with a recommendation to approve the resolution, authorize the transactions contemplated therein and proceed to pre-closing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution No. 14-R23.

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

Passed

13. COMMENTS FROM THE CITY MANAGER

a. Departmental Activity Report

Mr. Bradshaw reminded everyone of the upcoming Budget Workshop on July 30th. He stated the vendor ordinance is ready for presentation to the Commission on the August 4th meeting. He wished to congratulate the Commission on the steps they took with the Marina project and the King Power Plant. These are two huge projects for the economic development arm of the City and we appreciate the Commission stepping forward and letting staff move forward with these two projects.

14. COMMENTS FROM THE COMMISSION

Commissioner Alexander addressed Chief Baldwin and stated we have no courtesy to the community; sometimes the people are out of place and if they need it, direct them to somewhere else instead of issuing parking citations. He also wanted to give a shout out to Mr. Barnes while he recuperates in the hospital.

Commissioner Perona commended the Public Works Department. He has received many inquiries about the stellar parks the City has on South Beach, the tourist and locals alike enjoy our parks. The morning after a good night of using the parks shows and to combat the overflowing trash cans, Public Works now has a group of workers that stay into the night for late night trash pickups. There has been a noticeable difference. The South Beach Association has stepped up their efforts as volunteers; they do an enormous amount of garbage collection on the beach. He appreciates that Public Works took the challenge and has done a great job getting that under control.

Commissioner Sessions inquired of the status of the response from the county with regards to the Port Authority. He suggests collaborating with Port St Lucie and asking that they participate in terms of the Port, at least having some representation. He is sure if the City could get Port St. Lucie on board we would have a better, more supportive response from our County. Mr. Bradshaw stated he will extend that invitation to them. Commissioner Sessions wanted to commend the Police Athletic League. They are very busy this summer with so many programs utilizing the City’s facilities. Through staff support with P.A.L. and our police department, there are eight young men that will be graduating Second Chance Academy on August 1, 2014. Hats off to those young men.

Mayor Hudson stated the Second Chance Academy has a great presence on Facebook and it looks to be a successful program. She would be very interested to get the graduation information. Mayor Hudson was pleased about the turnout of the Fort Pierce Housing Authority's Hoop Jam at the Williams Center on July 18th. Kids of all ages turned out as well as the Police force and neighbors in the area. The Williams Center has already begun to show a positive force in that community. Another positive is Troop 772 is taking 7 or 8 scouts to Washington DC. She also attended an "against" All Aboard Florida forum. There were about 150 people there and the speakers were very effective. They urged citizens if they care about All Aboard Florida and what it's going to do, to watch for the Environmental Impact Statement and be sure to respond personally about your concerns. They have to hear from the citizens in order for the citizens to make an impact. The Mayor stated her intent to attend an untelevised, informal meeting at the County discussing the Port on the second Tuesday in August at 9:00 a.m.

15. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 9:53 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 08/04/2014

Re: Certificate of Completion

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Certificate of Completion awarded to Mayor Linda Hudson by the John Scott Dailey Florida Institute of Government and the Florida League of Cities recognizing her completion of eighteen hours of instruction at the Institute for Elected Municipal Officials in Delray Beach, Florida on June 13-15, 2014.

Attachments

FLC Letter

Certificate of Completion

FLORIDA LEAGUE OF CITIES, INC.

301 South Bronough Street • Suite 300 • P.O. Box 1757 • Tallahassee, FL 32302-1757 • (850) 222-9684 • Fax (850) 222-3806 • www.floridaleagueofcities.com

July 17, 2014

The Honorable Linda Hudson
Mayor, City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

Dear Mayor Hudson:

On behalf of the John Scott Dailey Florida Institute of Government and the Florida League of Cities, I am pleased to award this certificate to you for the completion of eighteen hours of instruction at the Institute for Elected Municipal Officials in Delray Beach, Florida on June 13-15, 2014.

It is our sincere hope that you found the program challenging, informative, and rewarding. Now that you have taken the basic IEMO, we encourage you to attend the Advanced Institute as well as other FLC University and IOG programs. You can find the dates and locations on both the IOG and FLC websites at www.iog-fsu.edu and www.flcities.com.

We strongly believe that your willingness to complete this program of study is indicative of your commitment to improving the quality of municipal government in Florida. We commend you for this and sincerely thank you.

We hope to see you at future IOG and FLC events!

Sincerely,

Lynn S. Tipton

Lynn S. Tipton
Director of Membership Development

Enclosure

President **P.C. Wu,** Councilman, Pensacola
First Vice President **Lori C. Moseley,** Mayor, Miramar • Second Vice President **Matthew D. Surrency,** Mayor, Hawthorne
Executive Director **Michael Sittig** • General Counsel **Harry Morrison, Jr.**

Institute
for Elected
Municipal
Officials

Certificate of Completion

June 13-15, 2014 • Delray Beach, Florida

Awarded to

Mayor Linda Hudson

City of Fort Pierce

Sponsored by

Executive Director
Florida League of Cities

Executive Director
Florida Institute of Government

City Commission Regular Meeting **Agenda Item # 6. b.**

Meeting Date: 08/04/2014

Re: Marine Debris Removal

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation declaring August 2014 as Marine Debris Removal Month. Being received by Capt. Don Voss.

Attachments

Marine Debris Removal

WHEREAS, Marine Cleanup Initiative, Inc., the Operations Director, the Board of Directors, the Advisory Board and the hundreds of volunteer divers, boat captains, kayaks and paddle boarders have operated for 13 years to remove marine debris such as: monofilament fishing line, casting nets, cargo nets, batteries, anchors, chain, rope, bottles, can and fishing gear from our Indian River Lagoon Estuary; and

WHEREAS, these efforts are accomplished by all volunteers using their own time, their own equipment and risking their own lives to provide this needed public service to protect our most important natural resource; and

WHEREAS, these efforts save thousands of birds, fish, turtles and other aquatic life from certain death through the elimination of all debris, including ghost fishing items such as abandoned traps and nets; and

WHEREAS, Marine Cleanup Initiative, Inc. is involved in all cleanups along the water, in the water and on our spoil islands as well as clearing invasive species such as lionfish from our waters; and

WHEREAS, Marine Cleanup Initiative, Inc. has brought national and international interest to our area through advocacy, volunteerism and national awards for service; all while removing over 425,000 pounds of debris.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim that August 2014 be observed as:

"Marine Debris Removal Month"

and urge all citizens and businesses to participate in activities which will assist in the elimination of hazardous debris accumulating in our waterways through best practices of disposal.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 4th day of August, 2014.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 9. 0.**

Meeting Date: 08/04/2014

Re: Group Life Insurance Benefit for Inactive Employees Retired on or after 7/1/14

Submitted For: Gloria Johnson, Finance Director, Finance Department

---

SUBJECT:

Acceptance of proposal from Mutual of Omaha to allow inactive employees retired on or after July 1, 2014 to pay the full cost for $20,000 life insurance coverage or to obtain a life insurance benefit amount prorated according to age classification.

SUMMARY:

As a benefit, the City provides $20,000 life insurance coverage for each employee. When an employee retires, the life insurance coverage is reduced to $1,000.

Some retirees desire to maintain their life insurance coverage at $20,000. The attached proposal from Mutual of Omaha will allow inactive employees retired on or after July 1, 2014, and who are willing to pay the full cost, to keep the $20,000 life insurance coverage. The attached proposal also includes a prorated life insurance benefit amount based on age classification.

RECOMMENDATION:

Staff recommends the acceptance of the proposal from Mutual of Omaha that allows inactive employees retired on or after July 1, 2014 to pay the full cost to keep the maximum benefit of $20,000 awarded by the life insurance policy.

ALTERNATIVES:

Continue with the current benefit for retirees of $1,000 life insurance coverage.

RESPONSIBLE STAFF:

Finance Department

COORDINATED WITH:

Administrative Department

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Group Insurance Proposal

MUTUAL *of* OMAHA INSURANCE COMPANY
UNITED *of* OMAHA LIFE INSURANCE COMPANY

GROUP INSURANCE PROPOSAL

Presented To:

City of Fort Pierce

Presented By:

L B Bryan and Co

Includes:
Basic Term Life and AD&D

May 20, 2014

BASIC TERM LIFE AND AD&D INSURANCE

Mutual of Omaha

Proposal for: City of Fort Pierce
Alternate: 1.00

The following Basic Term Life and AD&D plan is being proposed on a fully-insured basis effective **1/01/15.** This proposal assumes this coverage is underwritten by United of Omaha Life Insurance Company. For additional information about Mutual of Omaha's products and services, visit *mutualofomaha.com*.

ELIGIBILITY

CLASS DEFINITION(S)

Class 1: All Eligible Employees
Class 2: All Eligible Retirees

ELIGIBILITY REQUIREMENT

This proposal provides coverage for all actively at work employees on the policy effective date working the minimum number of hours shown below in the United States, unless otherwise approved by Mutual of Omaha. Certain requirements apply.

MINIMUM WORK HOURS

Class 1: 30 or more hours each week
Class 2: N/A

BENEFIT SUMMARY

TERM LIFE BENEFIT AMOUNTS

	Benefit	Maximum Benefit	Guarantee Issue Amount	Minimum Benefit
Class 1	$20,000	$20,000	$20,000	$20,000
Class 2	$1,000	$1,000	$1,000	$1,000

BENEFIT REDUCTION SCHEDULE* CLASS 1

At Age	Benefits Reduce to:
70	65%
75+	50%

* All benefit reductions are a percentage of the original benefit amount. Coverage terminates at retirement. The Guarantee Issue Amount is reduced according to the reduction schedule.

AD&D BENEFIT AMOUNT

The AD&D Principal Sum amount is equal to the amount of basic term life insurance.

PARTICIPATION AND COST SUMMARY

PARTICIPATION ASSUMPTIONS

	Minimum Participation	Number of Eligible Employees	Contribution Structure
Class 1, 2	100%	336	Non-Contributory

COST SUMMARY

	Number of Lives	Total Monthly Volume	Monthly Rate	Total Monthly Premium	Total Annual Premium
Term Life	336	$6,255,000	$0.26/$1,000	$1,626.30	$19,515.60
AD&D	336	$6,255,000	$0.03/$1,000	$187.65	$2,251.80
Total	--	--	--	**$1,813.95**	**$21,767.40**

RATE GUARANTEE 2 Years

RATE GUARANTEE DATE 01/01/2017

ADDITIONAL BENEFITS - CLASS 1

WAIVER OF PREMIUM - DISABILITY	▪ **Definition of Disability** - Any Occupation ▪ **Elimination Period** - 6 months ▪ **Termination** - SSNRA		
LIVING CARE BENEFIT	75% to $250,000		
LAYOFF/LEAVE	▪ **Temporary Layoff** - 12 weeks ▪ **Personal Leave** - 12 weeks		
TRAVEL ASSISTANCE	Included		
AD&D	24 hour coverage for employees		
AD&D BENEFITS	- Seat Belt	- Common Carrier	- Airbag
CONVERSION	Included		

ADDITIONAL BENEFITS - CLASS 2

LAYOFF/LEAVE	▪ **Temporary Layoff** - 12 weeks ▪ **Personal Leave** - 12 weeks		
TRAVEL ASSISTANCE	Included		
AD&D	24 hour coverage for employees		
AD&D BENEFITS	- Seat Belt	- Common Carrier	- Airbag
CONVERSION	Included		

BASIC TERM LIFE AND AD&D INSURANCE

Mutual of Omaha

Proposal for: City of Fort Pierce
Alternate: 1.01

The following Basic Term Life and AD&D plan is being proposed on a fully-insured basis effective **1/01/15.** This proposal assumes this coverage is underwritten by United of Omaha Life Insurance Company. For additional information about Mutual of Omaha's products and services, visit *mutualofomaha.com.*

ELIGIBILITY

CLASS DEFINITION(S)

Class 1: All Eligible Employees
Class 2: All Eligible Retirees who retired before 7/1/14
Class 3: All Eligible Retirees who Retired on or after 7/1/14

ELIGIBILITY REQUIREMENT

This proposal provides coverage for all actively at work employees on the policy effective date working the minimum number of hours shown below in the United States, unless otherwise approved by Mutual of Omaha. Certain requirements apply.

MINIMUM WORK HOURS

Class 1: 30 or more hours each week
Class 2: N/A
Class 3: N/A

BENEFIT SUMMARY

TERM LIFE BENEFIT AMOUNTS

	Benefit	Maximum Benefit	Guarantee Issue Amount	Minimum Benefit
Class 1, 3	$20,000	$20,000	$20,000	$20,000
Class 2	$1,000	$1,000	$1,000	$1,000

BENEFIT REDUCTION SCHEDULE* CLASS 1, 3

At Age	Benefits Reduce to:
70	65%
75+	50%

* All benefit reductions are a percentage of the original benefit amount. Coverage terminates at retirement. The Guarantee Issue Amount is reduced according to the reduction schedule.

AD&D BENEFIT AMOUNT CLASS 1, 2 The AD&D Principal Sum amount is equal to the amount of basic term life insurance.
AD&D BENEFIT AMOUNT CLASS 3 The AD&D Principal Sum amount is limited to $1,000.

PARTICIPATION AND COST SUMMARY

PARTICIPATION ASSUMPTIONS

	Minimum Participation	Number of Eligible Employees	Contribution Structure
Class 1, 2, 3	100%	336	Non-Contributory

PARTICIPATION AND COST SUMMARY (CONT'D)

Cost Summary	Number of Lives	Total Monthly Volume	Monthly Rate	Total Monthly Premium	Total Annual Premium
Class 1					
Employee Term Life	313	$6,232,000	$0.26/$1,000	$1,620.32	$19,443.84
Employee AD&D	313	$6,232,000	$0.03/$1,000	$186.96	$2,243.52
Class 2					
Retiree Term Life	23	$23,000	$0.26/$1,000	$5.98	$71.76
Retiree AD&D	23	$23,000	$0.03/$1,000	$0.69	$8.28
Class 3					
Retiree Term Life	0	--	$0.40/$1,000	--	--
Retiree AD&D	0	--	$0.03/$1,000	--	--
Total	--	--	--	**$1,813.95**	**$21,767.40**

Rate Guarantee 2 Years

Rate Guarantee Date 01/01/2017

ADDITIONAL BENEFITS - CLASS 1

Waiver of Premium - Disability
- **Definition of Disability** - Any Occupation
- **Elimination Period** - 6 months
- **Termination** - SSNRA

Living Care Benefit 75% to $250,000

Layoff/Leave
- **Temporary Layoff** - 12 weeks
- **Personal Leave** - 12 weeks

Travel Assistance Included

AD&D 24 hour coverage for employees

AD&D Benefits - Seat Belt - Common Carrier - Airbag

Conversion Included

ADDITIONAL BENEFITS - CLASS 2

Living Care Benefit 75% to $250,000

Layoff/Leave
- **Temporary Layoff** - 12 weeks
- **Personal Leave** - 12 weeks

Travel Assistance Included

AD&D 24 hour coverage for employees

AD&D Benefits - Seat Belt - Common Carrier - Airbag

Conversion Included

ADDITIONAL BENEFITS - CLASS 3

Layoff/Leave
- **Temporary Layoff** - 12 weeks
- **Personal Leave** - 12 weeks

Travel Assistance Included

AD&D 24 hour coverage for employees

AD&D Benefits - Seat Belt - Common Carrier - Airbag

Conversion Included

BASIC TERM LIFE AND AD&D INSURANCE

Proposal for: City of Fort Pierce
Alternate: 1.02

The following Basic Term Life and AD&D plan is being proposed on a fully-insured basis effective **1/01/15.** This proposal assumes this coverage is underwritten by United of Omaha Life Insurance Company. For additional information about Mutual of Omaha's products and services, visit *mutualofomaha.com*.

ELIGIBILITY

CLASS DEFINITION(S)

Class 1: All Eligible Employees
Class 2: All Eligible Retirees who retired before 7/1/14
Class 3: All Eligible Retirees who Retired on or after 7/1/14

ELIGIBILITY REQUIREMENT

This proposal provides coverage for all actively at work employees on the policy effective date working the minimum number of hours shown below in the United States, unless otherwise approved by Mutual of Omaha. Certain requirements apply.

MINIMUM WORK HOURS

Class 1: 30 or more hours each week
Class 2: N/A
Class 3: N/A

BENEFIT SUMMARY

TERM LIFE BENEFIT AMOUNTS

	Benefit	Maximum Benefit	Guarantee Issue Amount	Minimum Benefit
Class 1, 3	$20,000	$20,000	$20,000	$20,000
Class 2	$1,000	$1,000	$1,000	$1,000

BENEFIT REDUCTION SCHEDULE* CLASS 1, 3

At Age	Benefits Reduce to:
70	65%
75+	50%

* All benefit reductions are a percentage of the original benefit amount. Coverage terminates at retirement. The Guarantee Issue Amount is reduced according to the reduction schedule.

AD&D BENEFIT AMOUNT CLASS 1, 2

The AD&D Principal Sum amount is equal to the amount of basic term life insurance.

AD&D BENEFIT AMOUNT CLASS 3

The AD&D Principal Sum amount is limited to $1,000.

PARTICIPATION AND COST SUMMARY

PARTICIPATION ASSUMPTIONS

	Minimum Participation	Number of Eligible Employees	Contribution Structure
Class 1, 2, 3	100%	336	Non-Contributory

COST SUMMARY

	Number of Lives	Total Monthly Volume	Monthly Rate	Total Monthly Premium	Total Annual Premium
Term Life	336	$6,255,000	$0.27/$1,000	$1,688.85	$20,266.20
AD&D	336	$6,255,000	$0.03/$1,000	$187.65	$2,251.80
Total	--	--	--	**$1,876.50**	**$22,517.00**

RATE GUARANTEE 2 Years

RATE GUARANTEE DATE 01/01/2017

ADDITIONAL BENEFITS - CLASS 1

WAIVER OF PREMIUM - DISABILITY	▪ **Definition of Disability** - Any Occupation ▪ **Elimination Period** - 6 months ▪ **Termination** - SSNRA		
LIVING CARE BENEFIT	75% to $250,000		
LAYOFF/LEAVE	▪ **Temporary Layoff** - 12 weeks ▪ **Personal Leave** - 12 weeks		
TRAVEL ASSISTANCE	Included		
AD&D	24 hour coverage for employees		
AD&D BENEFITS	- Seat Belt	- Common Carrier	- Airbag
CONVERSION	Included		

ADDITIONAL BENEFITS - CLASS 2

LIVING CARE BENEFIT	75% to $250,000		
LAYOFF/LEAVE	▪ **Temporary Layoff** - 12 weeks ▪ **Personal Leave** - 12 weeks		
TRAVEL ASSISTANCE	Included		
AD&D	24 hour coverage for employees		
AD&D BENEFITS	- Seat Belt	- Common Carrier	- Airbag
CONVERSION	Included		

ADDITIONAL BENEFITS - CLASS 3

LAYOFF/LEAVE	▪ **Temporary Layoff** - 12 weeks ▪ **Personal Leave** - 12 weeks		
TRAVEL ASSISTANCE	Included		
AD&D	24 hour coverage for employees		
AD&D BENEFITS	- Seat Belt	- Common Carrier	- Airbag
CONVERSION	Included		

REQUIREMENTS AND ASSUMPTIONS

Mutual of Omaha

SIC Code	9111
Situs State	FL
Acceptance	This proposal is contingent upon Mutual of Omaha Home Office review and acceptance of the completed application for coverage. It is recommended that current coverage is not cancelled or dropped until notification of acceptance from Mutual of Omaha is received.
Limitations & Standard Contract Notice	This proposal is subject to Mutual of Omaha's standard product terms, limitations, and exclusions. Additionally, this proposal requires use of standard system-compatible benefits and contract provisions. Applicable federal and state mandates are added at issuance. This proposal also assumes that all employees/members reside in the situs state of the group. If any employees/members reside outside of the situs state of the group, we must be notified of the number of employees/members by state during the implementation process so that all applicable state mandates can be accommodated. Please refer to a sample standard contract, certificate booklet and/or subscription agreement documents for additional information and detail, available upon request.
ERISA	Each plan presented in this proposal is considered to be an employer-sponsored ERISA benefit plan. If it is determined that any plan presented in this proposal is not an ERISA benefit plan, Mutual of Omaha reserves the right to re-rate or otherwise adjust the proposed plan(s).
Proposal Conditions	Mutual of Omaha reserves the right to re-rate or withdraw this proposal *prior* to the effective date if any of the following changes: ▪ SIC code ▪ Employer contributions ▪ Information regarding disabled or COBRA participants ▪ For groups that are experience rated - risk increases based on review of the current carriers claims experience, including open or pended claims ▪ Demographics (age, gender, occupation, earnings, location and size) ▪ Plan participation - increase or decrease of 10% or more lives ▪ Laws, regulations, judicial and/or administrative orders and decisions affecting benefits, cost of administration, or cost of health care services ▪ Proposed effective date ▪ Benefits or eligibility ▪ Premium tax On or after the effective date, Mutual of Omaha reserves the right to change rates or fees if there is a change in any factor listed above. In addition, Mutual of Omaha may change rates or fees any time after the most recent Rate Guarantee Date, provided at least 30 days advance notice of the rate or fee increase has been given to the group.
Proposal Expiration	This proposal is good for 90 days after 5/20/14, or the assumed effective date of the plan, whichever comes first.

City Commission Regular Meeting **Agenda Item # 9. a.**

Meeting Date: 08/04/2014

Re: Lot Clearing Lien Reduction - 1312 Boston Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1312 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

SUMMARY:

Request by Robert Desjean for Adrianne Walker, 2905 S. Federal Hwy C-3, Delray Beach, FL 33483 to waive interest, penalties, and administrative fees in the amount of $163.70 leaving a balance of $52.50.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $163.70 leaving a balance due of $52.50 payable in 60 days.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N:

Fiscal Year: 2014

Account:

Amount: 52.50

OTHER INFORMATION:

$52.50 to the general fund.

Attachments

Tax Card

Request for Reduction

Breakdown

PROPERTY RECORD CARD

Adrianne Walker Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1312 Boston Ave	ParcelID:	2409-813-0024-000-1
Sec/Town/Range:	09 :35S :40E	Account #:	148400
Map ID:	24/09S	Use Type:	Vac Res
Zoning:	R4	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Adrianne Walker Bernard J Ross

Address: 2905 S Federal Hwy C-3
Delray Beach FL 33483-3269

Legal Description

J.S.KEEN`S S/D BLK 5 LOT 2 (OR 3206-1292; 3224-1558)

Sales Information

Date	Price	Code	Deed	Book/Page
6/1/2010	0	0311	CT	3224 / 1558
6/1/2010	100	0311	CT	3206 / 1292
1/6/2006	130000	02	WD	2462 / 2061
7/13/2004	80000	02	WD	2017 / 1138
4/27/2004	32000	02	WD	1953 / 1613
4/18/2002	5000	02	WD	1518 / 1294
1/1/1900	0			/

Assessment 2013

2013 Final:	3000
Assessed:	3000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	76.69

Total Land and Building

Land Value: 3000 Acres: 0.17
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

No Image Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	BI -Front Ft	50	150

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED
JUL 14 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1312 Boston Avenue, Fort Pierce

Property Owner: Adrienne Walker / Bernard J. Ross

Mailing Address: c/o East Coast Finance and Mortgage 2905 South Federal Hwy, C3 Delray Beach, FL 33483

Telephone #: 561-278-6990 Cell Phone #: 561-274-3888

E-Mail Address: ECFM83@aol.com

Is the property in compliance? YES If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Robert Desjean, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

We foreclosed on this property and received a certificate of title on or about 6/14/2010. Since taking ownership we have been a good neightbor to the City of Fort Pierce and the neighborhood in General by hiring "Fair Us Tractor Service Inc." to mow the lot "as needed" without the need for authorization. The first notice received concerning this matter was late June, 2014. Had we known about this prior, we would have paid the outstanding invoice. In fact, in reviewing the invoice sent, it clearly shows the "Last Invoice" date as being 9/18/08. I telephone the number indicated to call and was told many invoices have been sent. We have never any other than the one I am responding to. We respectfully request a reduction in the interest, admin. fees and costs and penalties. Thank you for your consideration.

Date: 7/9/14

Signed: _____

Print Name: Robert Desjean

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority Robert Desjean who acknowledged before me that the information contained herein is true and correct. He /~~She~~ is ~~not~~ personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 9TH day of July, 20~~X~~14.

MINDIE B. COLVIN
Notary Public - State of Florida
My Comm. Expires Oct 5, 2017
Commission # FF 050203
Bonded Through National Notary Assn.

Notary Public, State of Florida

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	1312 Boston Avenue, Fort Pierce				
Owner(s) of record:	Walker / Leith				
Mailing address:	c/o East Coast Finance and Mortgage Co., Inc. 2905 S. Federal Hwy, C3, Delray Beach, FL 33483				
Property tax ID #:	2409-813-0024-000 /1				
Original purchase date:	6/1/10	Original purchase price:	$ 155,000.00+/- (4 lots)		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	Robert Desjean	Relationship to owner(s):	Agent		
Telephone #:	561-278-6990	Mobile phone #:	561-274-3888		
E-mail:	ecfm83@aol.com	Preferred contact method:	561-274-3888		
What are owner(s) intentions for property:	work with CRA to develope property				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	214.38	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 52.50
Administrative fees	$ 100.00
Interest	$ 52.44
Penalties	$ 10.35
TOTAL AMOUNT DUE TO CITY	$ 214.38
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 161.88
DOLLAR AMOUNT I AGREE TO PAY	$ 52.50

If the city waives any fees, interest, penalties or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Robert Desjean
(Printed Name)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3485996 OR BOOK 3206 PAGE 1292, Recorded 06/18/2010 at 03:15 PM
Doc Tax: $0.70

CIRCUIT CIVIL

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST LUCIE COUNTY, FLORIDA

CASE NO: 56-2009-CA-003881

ADRIANNE WALKER,

Plaintiff,

VS

JAMES SULLIVAN, ET.AL.,
Defendant(s).

COPY

2010 JUN 14 PM 3:29
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

THE UNDERSIGNED, Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on June 1, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in ST. LUCIE County, Florida;

LOTS 2,3,4 AND 5,J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

was sold to: ADRIANNE WALKER A 2/3 INTEREST AND BERNARD J. ROSS A 1/3 INTEREST

WITNESS my hand and the seal of this Court on June 14, 2010.

JOSEPH E. SMITH
Clerk of the Circuit Court

CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY

BY: _____
DEPUTY CLERK

COPY

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1312 Boston Avenue, Fort Pierce, FL
Owner: Robert Desjean

DATE: August 4, 2014

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Redev. Lien	$52.50	$63.70	$100.00
TOTAL	$52.50	$63.70	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$163.70
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 52.50
	$216.20

City Commission Regular Meeting **Agenda Item # 9. b.**

Meeting Date: 08/04/2014

Re: Lot Clearing Lien Reduction - 1314 Boston Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1314 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

SUMMARY:

Request by Robert Desjean for Adrianne Walker, 2905 S. Federal Hwy C-3, Delray Beach, FL 33483 to waive interest, penalties, and administrative fees in the amount of $163.70 leaving a balance of $52.50.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $163.70 leaving a balance due of $52.50 payable in 60 days.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N:

Fiscal Year: 2014

Account:

Amount: 52.50

OTHER INFORMATION:

$52.50 to the general fund.

Attachments

Breakdown

Request for Reduction

Tax Card

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1314 Boston Avenue, Fort Pierce, FL
Owner: Robert Desjean

DATE: August 4, 2014

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Redev. Lien	$52.50	$63.70	$100.00
TOTAL	$52.50	$63.70	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$163.70
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 52.50
	$216.20

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

RECEIVED
JUL 14 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1314 Boston Avenue, Fort Pierce

Property Owner: Adrienne Walker / Bernard J. Ross

Mailing Address: c/o East Coast Finance and Mortgage 2905 South Federal Hwy, C3 Delray Beach, FL 33483

Telephone #: 561-278-6990 Cell Phone #: 561-274-3888

E-Mail Address: ECFM83@aol.com

Is the property in compliance? YES If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Robert Desjean, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

We foreclosed on this property and received a certificate of title on or about 6/14/2010. Since taking ownership we have been a good neightbor to the City of Fort Pierce and the neighborhood in General by hiring "Fair Us Tractor Service Inc." to mow the lot "as needed" without the need for authorization. The first notice received concerning this matter was late June, 2014. Had we known about this prior, we would have paid the outstanding invoice. In fact, in reviewing the invoice sent, it clearly shows the "Last Invoice" date as being 9/18/08. I telephone the number indicated to call and was told many invoices have been sent. We have never any other than the one I am responding to. We respectfully request a reduction in the interest, admin. fees and costs and penalties. Thank you for your consideration.

Date: 7/9/14

Signed: _____

Print Name: Robert Desjean

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority Robert Desjean who acknowledged before me that the information contained herein is true and correct. He /~~She~~ is ~~not~~ personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 9TH day of July, 20 14.

MINDIE B. COLVIN
Notary Public - State of Florida
My Comm. Expires Oct 5, 2017
Commission # FF 050203
Bonded Through National Notary Assn.

Mindie B. Colvin

Notary Public, State of Florida

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	1314 Boston Avenue, Fort Pierce				
Owner(s) of record:	Walker / Leith				
Mailing address:	c/o East Coast Finance and Mortgage Co., Inc. 2905 S. Federal Hwy, C3, Delray Beach, FL 33483				
Property tax ID #:	2409-813-0025-000/8				
Original purchase date:	6/1/10	Original purchase price:	$ 155,000.00+/- (4 lots)		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	Robert Desjean	Relationship to owner(s):	Agent		
Telephone #:	561-278-6990	Mobile phone #:	561-274-3888		
E-mail:	ecfm83@aol.com	Preferred contact method:	561-274-3888		
What are owner(s) intentions for property:	work with CRA to develope property				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	214.38	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 52.50
Administrative fees	$ 100.00
Interest	$ 52.44
Penalties	$ 10.35
TOTAL AMOUNT DUE TO CITY	$ 214.38
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 161.88
DOLLAR AMOUNT I AGREE TO PAY	$ 52.50

If the city waives any fees, interest, penalties or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Robert Desjean
(Printed Name)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3485996 OR BOOK 3206 PAGE 1292, Recorded 06/18/2010 at 03:15 PM
Doc Tax: $0.70

CIRCUIT CIVIL

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST LUCIE COUNTY, FLORIDA

CASE NO: 56-2009-CA-003881

2010 JUN 14 PM 3:29
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

ADRIANNE WALKER,

Plaintiff,

VS

JAMES SULLIVAN, ET.AL.,
Defendant(s).

COPY

CERTIFICATE OF TITLE

THE UNDERSIGNED, Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on June 1, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in ST. LUCIE County, Florida;

LOTS 2,3,4 AND 5,J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

was sold to: ADRIANNE WALKER A 2/3 INTEREST AND BERNARD J. ROSS A 1/3 INTEREST

WITNESS my hand and the seal of this Court on June 14, 2010.

JOSEPH E. SMITH
Clerk of the Circuit Court

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

BY: _____
DEPUTY CLERK

COPY

PROPERTY RECORD CARD

Adrianne Walker Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1314 Boston Ave	ParcelID:	2409-813-0025-000-8
Sec/Town/Range:	09 :35S :40E	Account #:	22703
Map ID:	24/09S	Use Type:	Vac Res
Zoning:	R4	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Adrianne Walker Bernard J Ross

Address: 2905 S Federal Hwy C-3
Delray Beach FL 33483-3269

Legal Description

J.S.KEEN`S S/D BLK 5 LOT3 (OR 3206-1292; 3224-1558)

Sales Information

Date	Price	Code	Deed	Book/Page
6/1/2010	0	0311	CT	3224 / 1558
6/1/2010	100	0311	CT	3206 / 1292
1/6/2006	130000	02	WD	2462 / 2061
7/13/2004	80000	02	WD	2017 / 1138
4/27/2004	32000	02	WD	1953 / 1613
4/18/2002	5000	02	WD	1518 / 1294
1/1/1900	0			/

Assessment 2013

2013 Final:	3000
Assessed:	3000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	76.69

Total Land and Building

Land Value: 3000 Acres: 0.17
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

No Image Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	BI -Front Ft	50	150

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

City Commission Regular Meeting **Agenda Item # 9. c.**

Meeting Date: 08/04/2014

Re: Lot Clearing Lien Reduction - 1316 Boston Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1316 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

SUMMARY:

Request by Robert Desjean for Adrianne Walker, 2905 S. Federal Hwy C-3, Delray Beach, FL 33483 to waive interest, penalties, and administrative fees in the amount of $163.70 leaving a balance of $52.50.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $163.70 leaving a balance due of $52.50 payable in 60 days.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N:

Fiscal Year: 2014

Account:

Amount: 52.50

OTHER INFORMATION:

$52.50 to the general fund.

Attachments

Tax Card

Request for Reduction

Breakdown

PROPERTY RECORD CARD

Adrianne Walker Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1316 Boston Ave	ParcelID:	2409-813-0026-000-5
Sec/Town/Range:	09 :35S :40E	Account #:	148401
Map ID:	24/09S	Use Type:	Vac Res
Zoning:	R4	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Adrianne Walker Bernard J Ross

Address: 2905 S Federal Hwy C-3
Delray Beach FL 33483-3269

Legal Description

J.S.KEEN`S S/D BLK 5 LOT 4 (OR 3206-1292; 3224-1558)

Sales Information

Date	Price	Code	Deed	Book/Page
6/1/2010	0	0311	CT	3224 / 1558
6/1/2010	100	0311	CT	3206 / 1292
1/6/2006	130000	02	WD	2462 / 2061
7/13/2004	80000	02	WD	2017 / 1138
4/27/2004	32000	02	WD	1953 / 1613
4/18/2002	5000	02	WD	1518 / 1294
1/1/1900	0			/

Assessment 2013

2013 Final:	3000
Assessed:	3000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	76.69

Total Land and Building

Land Value: 3000 Acres: 0.17
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

No Image Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	BI -Front Ft	50	150

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

RECEIVED
JUL 14 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1316 Boston Avenue, Fort Pierce

Property Owner: Adrienne Walker / Bernard J. Ross

Mailing Address: c/o East Coast Finance and Mortgage 2905 South Federal Hwy, C3 Delray Beach, FL 33483

Telephone #: 561-278-6990 Cell Phone #: 561-274-3888

E-Mail Address: ECFM83@aol.com

Is the property in compliance? YES If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Robert Desjean, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

We foreclosed on this property and received a certificate of title on or about 6/14/2010. Since taking ownership we have been a good neightbor to the City of Fort Pierce and the neighborhood in General by hiring "Fair Us Tractor Service Inc." to mow the lot "as needed" without the need for authorization. The first notice received concerning this matter was late June, 2014. Had we known about this prior, we would have paid the outstanding invoice. In fact, in reviewing the invoice sent, it clearly shows the "Last Invoice" date as being 9/18/08. I telephone the number indicated to call and was told many invoices have been sent. We have never any other than the one I am responding to. We respectfully request a reduction in the interest, admin. fees and costs and penalties. Thank you for your consideration.

Date: 7/9/14

Signed: _____

Print Name: Robert Desjean

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority Robert Desjean who acknowledged before me that the information contained herein is true and correct. He /~~She~~ is ~~not~~ personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 9TH day of July, 20~~0~~14.

MINDIE B. COLVIN
Notary Public - State of Florida
My Comm. Expires Oct 5, 2017
Commission # FF 050203
Bonded Through National Notary Assn.

Mindie B. Colvin

Notary Public, State of Florida

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	1316 Boston Avenue, Fort Pierce				
Owner(s) of record:	Walker / Leith				
Mailing address:	c/o East Coast Finance and Mortgage Co., Inc. 2905 S. Federal Hwy, C3, Delray Beach, FL 33483				
Property tax ID #:	2409-813-0026-000/5				
Original purchase date:	6/1/10	Original purchase price:	$ 155,000.00+/- (4 lots)		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	Robert Desjean	Relationship to owner(s):	Agent		
Telephone #:	561-278-6990	Mobile phone #:	561-274-3888		
E-mail:	ecfm83@aol.com	Preferred contact method:	561-274-3888		
What are owner(s) intentions for property:	work with CRA to develope property				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	214.38	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 52.50
Administrative fees	$ 100.00
Interest	$ 52.44
Penalties	$ 10.35
TOTAL AMOUNT DUE TO CITY	$ 214.38
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 161.88
DOLLAR AMOUNT I AGREE TO PAY	$ 52.50

If the city waives any fees, interest, penalties or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Robert Desjean
(Printed Name)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3485996 OR BOOK 3206 PAGE 1292, Recorded 06/18/2010 at 03:15 PM
Doc Tax: $0.70

CIRCUIT CIVIL

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST LUCIE COUNTY, FLORIDA

CASE NO: 56-2009-CA-003881

2010 JUN 14 PM 3:29
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

ADRIANNE WALKER,

Plaintiff,

VS

JAMES SULLIVAN, ET.AL.,
Defendant(s).

COPY

CERTIFICATE OF TITLE

THE UNDERSIGNED, Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on June 1, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in ST. LUCIE County, Florida;

LOTS 2,3,4 AND 5,J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

was sold to: ADRIANNE WALKER A 2/3 INTEREST AND BERNARD J. ROSS A 1/3 INTEREST

WITNESS my hand and the seal of this Court on June 14, 2010.

JOSEPH E. SMITH
Clerk of the Circuit Court

CLERK OF THE CIRCUIT COURT * ST. LUCIE COUNTY *

BY: _____
DEPUTY CLERK

COPY

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1316 Boston Avenue, Fort Pierce, FL
Owner: Robert Desjean

DATE: August 4, 2014

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Redev. Lien	$52.50	$63.70	$100.00
TOTAL	$52.50	$63.70	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $163.70
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 52.50
$216.20

City Commission Regular Meeting **Agenda Item # 9. d.**

Meeting Date: 08/04/2014

Re: Lot Clearing Lien Reduction - 1318 Boston Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $163.70 for Lot Clearing Lien totaling $216.20 against 1318 Boston Avenue owned by Adrianne Walker and Bernard J. Ross, contingent upon payment of $52.50 within 60 days.

SUMMARY:

Request by Robert Desjean for Adrianne Walker, 2905 S. Federal Hwy C-3, Delray Beach, FL 33483 to waive interest, penalties, and administrative fees in the amount of $163.70 leaving a balance of $52.50.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $163.70 leaving a balance due of $52.50 payable in 60 days.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N:

Fiscal Year: 2014

Account:

Amount: 52.50

OTHER INFORMATION:

$52.50 to the general fund.

Attachments

Breakdown

Request for Reduction

Tax Card

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1318 Boston Avenue, Fort Pierce, FL
Owner: Robert Desjean

DATE: August 4, 2014

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Redev. Lien	$52.50	$63.70	$100.00
TOTAL	$52.50	$63.70	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $163.70
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 52.50
$216.20

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

RECEIVED
JUL 14 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1318 Boston Avenue, Fort Pierce

Property Owner: Adrienne Walker / Bernard J. Ross

Mailing Address: c/o East Coast Finance and Mortgage 2905 South Federal Hwy, C3 Delray Beach, FL 33483

Telephone #: 561-278-6990 Cell Phone #: 561-274-3888

E-Mail Address: ECFM83@aol.com

Is the property in compliance? YES If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Robert Desjean, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

We foreclosed on this property and received a certificate of title on or about 6/14/2010. Since taking ownership we have been a good neightbor to the City of Fort Pierce and the neighborhood in General by hiring "Fair Us Tractor Service Inc." to mow the lot "as needed" without the need for authorization. The first notice received concerning this matter was late June, 2014. Had we known about this prior, we would have paid the outstanding invoice. In fact, in reviewing the invoice sent, it clearly shows the "Last Invoice" date as being 9/18/08. I telephone the number indicated to call and was told many invoices have been sent. We have never any other than the one I am responding to. We respectfully request a reduction in the interest, admin. fees and costs and penalties. Thank you for your consideration.

Date: 7/9/14

Signed: _____

Print Name: Robert Desjean

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority Robert Desjean who acknowledged before me that the information contained herein is true and correct. He /~~She~~ is ~~not~~ personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 9TH day of July, 20~~0~~14.

MINDIE B. COLVIN
Notary Public - State of Florida
My Comm. Expires Oct 5, 2017
Commission # FF 050203
Bonded Through National Notary Assn.

Mindie B. Colvin

Notary Public, State of Florida

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	1318 Boston Avenue, Fort Pierce				
Owner(s) of record:	Walker / Leith				
Mailing address:	c/o East Coast Finance and Mortgage Co., Inc. 2905 S. Federal Hwy, C3, Delray Beach, FL 33483				
Property tax ID #:	2409-813-0027-000/2				
Original purchase date:	6/1/10	Original purchase price:	$ 155,000.00+/- (4 lots)		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting waiver	Robert Desjean	Relationship to owner(s):	Agent		
Telephone #:	561-278-6990	Mobile phone #:	561-274-3888		
E-mail:	ecfm83@aol.com	Preferred contact method:	561-274-3888		
What are owner(s) intentions for property:	work with CRA to develope property				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	214.38	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 52.50
Administrative fees	$ 100.00
Interest	$ 52.44
Penalties	$ 10.35
TOTAL AMOUNT DUE TO CITY	$ 214.38
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 161.88
DOLLAR AMOUNT I AGREE TO PAY	$ 52.50

If the city waives any fees, interest, penalties or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Robert Desjean
(Printed Name)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3485996 OR BOOK 3206 PAGE 1292, Recorded 06/18/2010 at 03:15 PM
Doc Tax: $0.70

CIRCUIT CIVIL

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN AND FOR ST LUCIE COUNTY, FLORIDA

CASE NO: 56-2009-CA-003881

2010 JUN 14 PM 3:29
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

ADRIANNE WALKER,

Plaintiff,

VS

JAMES SULLIVAN, ET.AL.,
Defendant(s).

COPY

CERTIFICATE OF TITLE

THE UNDERSIGNED, Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on June 1, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in ST. LUCIE County, Florida;

LOTS 2,3,4 AND 5,J.S. KEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COPY

was sold to: ADRIANNE WALKER A 2/3 INTEREST AND BERNARD J. ROSS A 1/3 INTEREST

WITNESS my hand and the seal of this Court on June 14, 2010.

JOSEPH E. SMITH
Clerk of the Circuit Court

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

BY: _____
DEPUTY CLERK

COPY

PROPERTY RECORD CARD

Adrianne Walker Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1318 Boston Ave	ParcelID:	2409-813-0027-000-2
Sec/Town/Range:	09 :35S :40E	Account #:	148402
Map ID:	24/09S	Use Type:	Vac Res
Zoning:	R4	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Adrianne Walker Bernard J Ross

Address: 2905 S Federal Hwy C-3
Delray Beach FL 33483-3269

Legal Description

J.S.KEEN`S S/D BLK 5 LOT 5 (OR 3206-1292; 3224-1558)

Sales Information

Date	Price	Code	Deed	Book/Page
6/1/2010	0	0311	CT	3224 / 1558
6/1/2010	100	0311	CT	3206 / 1292
1/6/2006	130000	02	WD	2462 / 2061
7/13/2004	80000	02	WD	2017 / 1138
4/27/2004	32000	02	WD	1953 / 1613
4/18/2002	5000	02	WD	1518 / 1294
1/1/1900	0			/

Assessment 2013

2013 Final:	3000
Assessed:	3000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	76.69

Total Land and Building

Land Value: 3000 Acres: 0.17
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

No Image Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	BI -Front Ft	50	150

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

City Commission Regular Meeting **Agenda Item # 9. e.**

Meeting Date: 08/04/2014

Re: The U.S. Department of Justice, Edward Byrne Memorial, Justice Assistance Grar Program (JAG) (County-wide), 2014-2015

Submitted For: Sean Baldwin, Chief of Police, Police Department

---

SUBJECT:

Approval to submit and accept the 2014-2015 U.S. Department of Justice, Edward Byrne Memorial, Justice Assistance Grant Program (JAG) (County-wide) in the amount of $37,159.

SUMMARY:

The Police Department requests approval to submit and accept the 2014-2015 Edward Byrne Memorial, JAG (county-wide) application in the amount of $37,159. There is no local match requirement.

The JAG (county-wide) program is a U.S. Department of Justice formula grant program that is administered by the Florida Department of Law Enforcement (FDLE). Funding may be used to support crime prevention and suppression activities. Historically, the police department has used this grant to support the Gang Abatement and Reduction Initiative by partially funding the salary and benefits for one Crime Analyst position. The total estimated salary and benefit cost for one crime analyst is $65,547. The balance of $28,388 will be budgeted in account #101.0000.381.0100.

RECOMMENDATION:

Approve the request.

ALTERNATIVES:

None.

RESPONSIBLE STAFF:

Deputy Chief Frank J. Amandro, Support Services Bureau.

COORDINATED WITH:

Jackie Esposito, Program & Grant Coordinator
Stephanie Smith, Fiscal Manager
Lt. Christopher Bender, Support Services Bureau

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2015
Account:	101.3005.521.1010
Amount:	$37,159

FISCAL IMPACT:

The 2014-2015 JAG (Countywide) Program is 100% funded by the U.S. Department of Justice. There is no local match requirement. The total estimated salary and benefit cost for one crime analyst is $65,547. The balance of $28,388 will be budgeted in account #101.0000.381.0100.

Attachments

JAG Countywide Overview

Justice Assistance Grant

Program Strategy and Purposes

Justice Assistance Grant (JAG) funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, public information, and information systems for criminal justice for any one or more of the following purpose areas:

1) Law enforcement programs
2) Prosecution and court programs
3) Prevention and education programs
4) Corrections and community corrections programs
5) Drug treatment programs
6) Planning, evaluation, and technology improvement programs.
7) Crime victim and witness programs

Each of the old Byrne and LLEBG purpose areas is related to one of the above purpose areas. Any law enforcement or justice initiative previously eligible for funding under Byrne or LLEBG is eligible for JAG funding.

Allocation Information

The JAG formula includes a state allocation consisting of a minimum base allocation with the remaining amount determined on population and Part 1 violent crime statistics and a direct allocation to units of local government. Once the state allocation is calculated, 60% of the funding is awarded to the state and 40% to eligible units of local government. Units of local government receiving awards more than $10,000 will receive the funds directly from U. S. Department of Justice (USDOJ). Awards to units of local government of $10,000 or less will be passed through the state. State allocations also have a variable pass through requirement to locals, calculated by the Bureau of Justice Statistics from each state's crime expenditures.

FDLE has designated the 60% funding awarded to the State of Florida as JAG Countywide. The portion of the 40% funding, designated for units of local government receiving awards of $10,000 or less, passed through the State of Florida will be referred to as the Florida JAG Direct. It is possible for a unit of government to receive funding under both JAG Countywide and JAG Direct.

Eligible Applicants

Units of local government are eligible to receive subgrants from FDLE. "Units of local government" means any city, county, town, township, borough, parish, village, or other general-purpose political subdivision of a State and includes Native American Tribes that perform law enforcement functions as determined by the Secretary of the Interior.

Program Development Process - JAG Countywide

Each county is allocated a sum of money for use by all local governments within the county. This amount is determined through a funding algorithm established in administrative rule.

Chapter 11D-9.005, Florida Administrative Code, requires that units of government in each county reach consensus concerning the expenditure of these funds, including the projects to be implemented and the agency responsible for such implementation.

Maximum coordination is required to meet this program requirement and the Department requests the county board of commissioners to coordinate requests for all local governments within the county. The Chairman, Board of County Commissioners, in each county so notified is requested to return to the Department a statement of certification indicating the county's willingness to serve as the coordinating unit of government for at least 51 percent of the units of government which also represents at least 51 percent of the population located in said county. This certification must be returned within 30 days from the date of receipt of notification. In the event the county declines to serve in this capacity, the Department will request the governing body of each municipality in the county, in descending order of population, to serve as the coordinating unit of government.

Application Requirements - JAG Countywide

Once the Certificate of Participation form designating the coordinator for your county is received, the Office of Criminal Justice Grants will send this individual further information regarding the application process. Applications must be accompanied by letters of approval representing agreement among at least 51 percent of all units of local government representing at least 51 percent of the county population as to the allocation of dollars to each project in the county.

Program Development Process - Florida JAG Direct

Eligible units of government will receive an announcement of funding availability including application information and funding amount.

Match Requirements

There is no match requirement under the guidelines of the new JAG program.

JAG Countywide Funding Period

Awards are made for a period not to exceed twelve months beginning on October 1 and typically ending on September 30. A program may be funded indefinitely if funding is available, but a new application must be submitted each year.

JAG Direct Funding Period

Awards are made for a period not to exceed five months beginning on February 1 and typically ending on June 30.

Reporting Requirements

Applicants will be required to report the following to FDLE:

- Programmatic Performance Reports to be prepared in SIMON
- Project Expenditure reports to be prepared in SIMON.
- Audit or Certification of Audit Exemption Form, if applicable.

Distribution of Funds

Grant funds are distributed on a reimbursement basis. Requests for reimbursement can be submitted on a monthly or a quarterly basis. A cash advance for up to 25% of the grant award is possible if the subgrantee document a hardship.

Subgrant Information Management ON-line (SIMON)

Applications and reports are submitted via FDLE's on-line grants management system, SIMON, at http://simon.fdle.state.fl.us. A detailed user manual and video user guides are available in SIMON. Please read the manual before you get started and consult it before calling for assistance.

Vendor Payment History

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 08/04/2014

Re: Amending Vendor Ordinance

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Ordinance No. 14-019 - Amending Chapter 9, Article IV - Peddlers, Solicitors and Canvassers. FIRST READING

SUMMARY:

- Amending Division 1 - Modifying definitions, establishing the duty to enforce and retain records, modifying prohibited acts, and requiring a permit.
- Amending Division 2 - Establishing permit application requirements and regulations, permit fees, exhibition of permit requirements and penalties, providing rights of appeal, requests for variances and permitting limited use of public right of way.
- Amending Division 3 - Establishing and modifying regulations for mobile vendors, itinerant retail produce vendors, ice cream vendors, and seasonal sales vendors.

RECOMMENDATION:

Approve ordinance as submitted.

ALTERNATIVES:

Recommend additional amendments to the ordinance.
Deny the ordinance in full.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Jim Walker, Assistant City Attorney
Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Fiscal impact will be determined by the number of applications submitted.

Attachments

Proposed Vendor Ordinance Presentation
Final version - no red lines
Final version - red lined
vending locations maps
Resolution - Appendix A

PROPOSED VENDOR ORDINANCE

City Commission Meeting – August 4, 2014

Timeline

- Spring 2012 – Directed by the Commission to begin investigating a proposed vendor ordinance.
- October 2012 – At conference agenda, directed to speak with local organizations to obtain input and opinions.
- Fall / Winter 2012 – I met with representatives from: the Farmer's Market, Lincoln Park Main Street, Downtown Business Association, Fort Pierce Main Street, the Parks Committee, and Fort Pierce Area Council.
- Spring / Summer 2013 – Several conference agenda meetings were held to continue updating the Commission and gathering additional direction.
- September 2013 – 1st draft of a proposed ordinance submitted to the Legal Department for review.
- July 2014 – A final proposed ordinance has been approved by the Legal Department.

Definitions

- Definitions were updated
  - Took the definitions scattered throughout the previous code and grouped them all together
  - Added the term “vendor”
  - Added definitions from the State for Mobile Food Dispensing Vehicles (MFDV) and Commissaries
  - Identified different types of MFDVs
  - Added definitions for Mobile Merchant Sales
  - Amended definition for Seasonal Sales Vendor

Department Involvement

- Enforcement shall be by both FPPD and Code Enforcement.
- Permits will be issued and maintained by the City Clerk's office.
- Violation records will be kept in Code Enforcement office.
- Planning Department will assist with plan review, if needed.

Vendor Permit Application

- Apply in City Clerk's office
- Food Vendors require (prepared food)
  - License by the State of Florida
  - Vehicle / unit plans
  - Commissary agreement
- Mobile Merchant Sales require
  - Sponsorship by an existing City business
  - Vehicle / unit plans

Florida Department of Business & Professional Regulation

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES EST. 1888

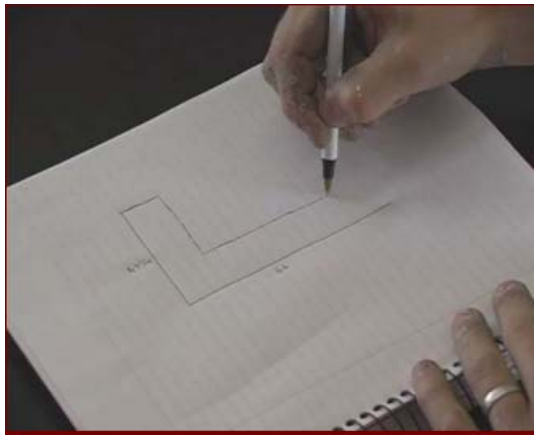
FORT PIERCE THE SUNRISE CITY

Vendor Permit Application

- All applications must include the following:
  - Photograph of applicant
  - Photograph of vehicle or unit
  - A criminal history affidavit
  - General liability insurance – if using ROW, City named as additional insured
  - Motorized units require auto insurance
  - Required fees

Vendor Permit Application

- For private commercial property
  - Must submit site plan (can be a general survey or sketch – professional plans not required)



  - Identify required parking for primary business
  - Identify set-backs
  - Notarized statement from owner authorizing unit on property.

Fees

- Required fees (set by separate resolution)
  - Application fee $100
  - Plan Review fee $150
  - Annual Permit fee $250
  - Reduced Permit fee $50*
  - Request for Variance $250

*Must have an existing brick and mortar location within the city

- Exceptions
  - Itinerant Retail Produce Merchant and Door-to-door Sales - Application fee only
  - Seasonal Sales Vendor - Application and plan review fee

Vendor Permit Application

- City Clerk may deny application if:
  - Applicant has been convicted of a crime of moral turpitude, fraud or sale of controlled substances
  - False statements or information on the application
  - Failure to submit all required information
- City Clerk may revoke permit if:
  - False information on application
  - 2 or more citations
  - Operating outside approved location
  - Failure to comply with conditions of permit

Enforcement

- If application is denied or revoked, may appeal to City Manager's office. City Manager's decision if final.
- Operator may request a variance to the distance restriction, which must be approved by the City Commission.
- Business Tax Receipt must also be obtained.
- Enforced by citation.
  - Permit Required – Class III Violation - $250 for 1st offense
  - All other violations – Class II Violation - $100 for 1st offense

Use of City Property – The Lottery

And the winner is….

Use of City Property

- The City will maintain a map of approved vending locations, which will be adopted by resolution.
- Vending locations will be assigned by an annual lottery drawn each September. Permit term is from October 1st to September 30th of each year.
- Vendors who wish to participate must submit a completed application and all required documents to be included in the drawing.
- Special lotteries may be held to assign locations that become available due to vacancy, abandonment or enforcement action.

Locations - Downtown

- 3 Downtown locations have been suggested:
  - In front of County Court House
  - In front of Federal Court House
  - Near Marina and Manatee Center

Locations - Downtown

Locations - Downtown

Locations – South Beach

- 4 Beach locations have been suggested:
  - 2 along the South Causeway Park
  - 1 along South Beach Park
  - 1 along Surfside / Jaycee Parks

Locations – South Beach

Locations – South Beach

Locations – South Beach

General Regulations

General Regulations

- Must maintain minimum distance from similar businesses, schools or churches, and approved special events.
- May have one (1) advertising sign, max. 16 sq. ft. and one (1) menu sign, max. 9 sq. ft.
- May have one (1) umbrella
- Must have a trash receptacle
- Must operate within approved area

General Regulations

- May not play loud music
- May not allow unit to leak
- May not impede either vehicle or pedestrian traffic
- May not place tables, chairs, etc. around unit
- May not leave unit unattended at any time
- May not allow litter within 25 feet of their unit
- May not "conduct themselves or their business…in such a manner as to constitute a breach of peace, offensive to public decency…in violation of 877.03 Florida Statutes"

Special Types of Permits

- Itinerant Retail Produce Merchant
  - Must obtain a vendor permit
  - Application fee only – no business tax receipt or plan review fees required
  - Fruits and vegetables must be in their whole and natural state
  - If sold from a vehicle, vehicle must be properly registered.
  - All other rules apply, such as permission from the property owner

Special Types of Permits

- Ice Cream Vendors
  - No change to ordinance other than Sec. #
  - Must obtain both a vendor permit and business tax receipt
  - No loud music within 300 feet of hospital or church or within 500 feet of a school
  - May not stop within 25 feet of an intersection
  - May not exceed 15 mph
  - May not make a U-turn or back-up

Special Types of Permits

- Seasonal Sale Vendors
  - Must obtain a vendor permit
  - Business tax receipt not required
  - Plan review fee required
  - May not use a tent larger than 12’ x 12’ unless a supplemental tent permit is obtained
  - Will be issued no earlier than 30 days prior to the holiday and expire 7 days following the holiday.

Proposed Vendor Ordinance

Questions?

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMDENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, ARTICLE IV, "PEDDLERS, SOLICITORS AND CANVASSERS"; AMENDING DIVISION 1 - MODIFYING DEFINITIONS, ESTABLISHING THE DUTY TO ENFORCE AND RETAIN RECORDS, MODIFYING PROHIBITED ACTS, AND REQUIRING A PERMIT AND; AMENDING DIVISION 2 - ESTABLISHING PERMIT APPLICATION REQUIREMENTS AND REGULATIONS, PERMIT FEES, EXHIBITION OF PERMIT REQUIREMENTS AND PENALTIES, PROVIDING RIGHTS OF APPEAL, REQUESTS FOR VARIANCES AND PERMITTING LIMITED USE OF PUBLIC RIGHT OF WAY AND; AMENDING DIVISION 3 - ESTABLISHING AND MODIFYING REGULATIONS FOR MOBILE VENDORS, ITINERANT RETAIL PRODUCE VENDORS, ICE CREAM VENDORS AND SEASONAL SALES VENDORS AND; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of the City of Fort Pierce, Florida regulates the sale of goods and merchandise by persons operating as vendors or solicitors; and

WHEREAS, the City of Fort Pierce, Florida wishes to expand these types of sales to include mobile vending to benefit its residents and visitors; and

WHEREAS, to ensure that these services remain a benefit and do not become a burden on neighboring businesses and residents, the City of Fort Pierce, Florida shall provide such regulations as necessary; and

WHEREAS, certain limited use of public lands and right of ways will be impacted by such mobile vending being permitted at designated locations within the City limits; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 9, Article IV of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Article IV. – Vendors & Solicitors and Canvassers

Division 1. - Generally

Sec. 9-76. Definitions.

As used in this article:

Canvasser, vendor or solicitor is defined as any individual, soliciting or traveling either by foot, or conveyance, from place to place, from house to house or from street to street, taking or attempting to take orders for sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed at said time or in the future, whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not.

Commissary is a state approved facility that provides support services for specific required functions to any mobile food vendor, including but not limited to a mobile food vehicle or a mobile food cart. Services required of the commissary are based upon the food sold and the mobile food vendor type. A private residence may not be used as a commissary.

Itinerant Retail Produce Vendor shall mean any person going from place to place who engages in a business, by selling or offering for sale to consumers, any fruit, vegetables, or garden produce, which are sold in their whole, natural and unaltered state.

Mobile Food Dispensing Vehicle (MFDV) is classified as a vehicle-mounted public food service establishment, self-propelled or otherwise movable from place to place. Such vehicles must be self-sufficient for utilities (e.g., gas, water, electricity, and liquid waste disposal). Each MFDV is required to have a state approved commissary that they report to at least once a day. MFDVs may also be referred to as Mobile Food Establishments.

a. *Hot dog carts* are MFDVs that limit food preparation to hotdogs and sausages only and the sale of limited pre-packaged food.

b. *Mobile food carts* are any non-motorized MFDV used to store, prepare, cook and / or serve food and beverages for immediate consumption.

c. *Ice Cream Vendors* are MFDVs that limit food sales to pre-packaged individually portioned frozen novelties, soft served or hand dipped frozen dairy products or frozen water based products.

d. *Lunch Trucks* are MFDVs that are transient in nature and specifically authorized to cater to customers on private commercial or industrial property for a short period of time not to exceed 60 minutes.

e. *Mobile food vehicles* are any motorized MFDV used to store, prepare, cook and / or serve food and beverages for immediate consumption.

Mobile merchant sales shall include any vendor selling non-food products.

Mobile merchant vehicle shall be any vehicle mounted establishment, which is self-propelled or otherwise movable from place to place, utilized for mobile merchant sales.

Place of business shall include any commercial zoned off-street location, lot, or premises where any truck, wagon, automobile, trailer, cart, or vehicle is parked, with written permission from the property owner, wherein there shall be kept for sale, or to be offered for sale, any prepared food, beverages, fruit, vegetable, or garden produce.

Seasonal sales vendor shall mean outside vendors of products traditionally associated with seasonal sales or holidays.

(Code 1960, § 14-30(a—d))

Sec. 9-77. Duty to enforce.

It shall be the duty of any police officer or code enforcement officer of the city to enforce the provisions of this article against any person found to be violating the same.

(Code 1960, § 14-36)

Cross reference— *Police department, Ch. 14.*

Sec. 9-78. Records.

All violations of this article shall be reported to the code enforcement department, who shall maintain a record for each permit issued and record the reports of violations therein.

(Code 1960, § 14-37)

Sec. 9-79. Prohibited acts.

(a) It shall be unlawful for any person to enter upon any private premises without permission or invitation from the occupant or homeowner.

(b) It shall be unlawful for any solicitor, canvasser or vendor to refuse or fail to leave any private premises in the city upon being requested by the owner, occupant or person in charge thereof.

(c) No solicitor, canvasser or vendor shall enter in or upon any house, building or other structure or upon any land or property, without the prior consent of the owner or occupant thereof, where there is placed or posted on the premises in a conspicuous position at or near the usual means of ingress, a sign or other form of notice stating or indicating that the owner or occupant thereof forbids or otherwise does not desire persons engaged in such or similar activity to enter upon the premises.

(d) No solicitor, canvasser or vendor shall conduct themselves or their business in an unlawful manner or in such manner as to constitute a breach of peace, offensive to public decency or menace to the health, safety or general welfare of the public in violation of § 877.03 Florida Statutes.

(Code 1960, § 14-30)

State law reference— *Burglary and trespass, F.S. Ch. 810.*

Sec. 9-80. Permit.

(a) It shall be unlawful for any person to sell or attempt to sell any commodity by means of vending such commodity upon any street, sidewalk, public right of way or private property in the city, without first securing a permit and paying the annual permit fee, such fee to be set by resolution of the City Commission.

(b) Violations of this section shall be a Class III violation.

(Code 1960, § 14-61)

(Ord. No. K-09, § 1, 4-17-00; Ord. No. K-142, 3-18-02)

Secs. 9-81—9-90. Reserved.

Division 2. – Permit Generally

(Code 1960, § 14-39)

Sec. 9-91. Application.

(a) Applicants for permit under this article must file with the city clerk a sworn application in writing which shall give the following information:

(1) Name of the applicant.

(2) Permanent home address and valid telephone number of the applicant.

(3) A brief description of the nature of the business and the goods, food or beverages to be sold.

(4) E-mail address of the applicant.

(5) The address of the planned vending site, including the property owner’s name and telephone number.

(6) For Mobile Food Dispensing Vehicles:

(i) Copy of current license from the State of Florida / Department of Business & Professional Regulations or Department of Agriculture; and

(ii) Copy of the vehicle or unit plans as submitted to the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(iii) Copy of the notarized Commissary Agreement as submitted to the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(7) For Mobile Merchant Sales:

(i) Submit a plan of the proposed vehicle or unit.

a) The plan does not need to be drawn by a professional, but must be to scale and clear for review.

b) The plan should show both a top view and front view of the vehicle or unit.

c) The plan should include, but is not limited to, all equipment, shelving, windows, wheels, umbrellas, or awnings.

(8) Copy of a valid vehicle registration for any motorized unit.

(9) For use of any private commercial property, a limited site plan must be submitted.

(i) The plan does not need to be drawn by a professional, but must be to scale and clear for review. A general survey or sketch will be acceptable. For large properties, only a drawing of the immediate area is required.

(ii) The plan must show all existing structures or significant features.

(iii) Diagram of all available parking, identifying both required parking and additional parking spaces and proposed location of unit.

(iv) Identify appropriate set-backs for accessory structures.

(v) A notarized affidavit of permission to vend from the property owner, if different from the applicant.

(10) For door-to-door solicitors or vendors:

(i) If employed, the name and address of the employer, together with credentials establishing the exact relationship.

(ii) The length of time for which the right to do business is desired.

(iii) Minors conducting home solicitation sales under the supervision of an adult, or solicitors, salespersons, or agents making calls or soliciting orders on behalf of a religious, charitable, scientific, educational, or veterans' institution or other non-profit organization are exempt from this section.

(11) A photograph of the applicant, taken within sixty (60) days immediately prior to the date of the filing of the application, which picture shall be two-inches by two-inches showing the head and shoulders of the applicant in a clear and distinguishing manner.

(12) Photographs of the vehicle or unit, showing front, side and back views.

(13) A sworn affidavit as to whether or not the applicant has been convicted of any felony or misdemeanor, the nature of the offense and the punishment or penalty assessed.

(14) Proof of general liability insurance, such proof in a form acceptable to the City, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury,

including death, wich may arise from operations under or in connection with mobile vending. If applying to use public property or right-of-way, City of Fort Pierce is to be named as an additional insured.

(15) For all motorized mobile vending units, proof of auto liability insurance, such proof in a form acceptable to the City, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury, which may arise from the use of a motor vehicle in connection with mobile vending and shall be in an amount no less than $500,000 per occurrence.

(16) Any permit application and / or review fee that may be assessed by resolution of the City Commission.

(Code 1960, § 14-31; Ord. No. H-191, 9-8-81)

Sec. 9-92. Issuance

(a) The City Clerk may revoke, suspend, or deny the issuance of any vendor's license if it is determined that an applicant has:

(1) Been convicted of, or entered a plea of guilty or nolo contendere to, a crime against the laws of this state or any other state or the United States, involving moral turpitude, fraudulent or dishonest dealing, or the illegal use or sale of a controlled substance.

(2) Has obtained a permit by fraud, false statement, misrepresentation, or failure to truthfully answer any question in the required permit application.

(3) Has failed to obtain required approvals from the state or obtain a city business tax receipt.

(4) Has failed in any material respect to comply with the provision of Sec. 9-91.

(b) Not later than 30 days after the filing of a completed application for a vendor's license, the applicant shall be notified by the city clerk's office of the decision on the issuance or denial of the license. If the issuance of the license is approved, the city clerk shall issue the license. If the license is denied, the applicant shall be provided with a statement of the reasons therefor, which reasons shall be entered in writing on the application. Failure of the city clerk to place notification of said decision in the mail or personally notify the applicant with acknowledgment shall require immediate issuance of the requested license to the applicant.

Sec. 9-93. Fees.

(a) All fees required for permit application review and the annual permit fee shall be established by resolution by the City Commission.

(b) Permit fees collected under this Article are fees paid for the purpose of defraying the cost of administration of this Article and are declared to be regulatory fees in addition to and not in lieu of the business tax receipt imposed by Sec. 9-16 of this Chapter. The payment of a permit fee under this Article shall not relieve any person of liability for and the responsibility of paying a business tax where it is required by Sec. 9-16 of this Chapter and for doing such acts and providing such information as my be required by this Chapter.

(Code 1960, § 14-34)

Sec. 9-94. Exhibition of permit.

Approved vendors of food or merchandise are required to exhibit their permits at all times in a prominent location, no lower than 40" and no higher than 65" above the ground. Approved canvassers or solicitors must show their permit upon the request of any person being solicited or by any representative of the City.

(Code 1960, § 14-35)

Sec. 9-95. Penalties.

(a) Unless otherwise stated, violations of this article are Class II violations as defined in Section 2-260 and shall be addressed as provided for in Chapter 2, Article XIII.5 of the City Code.

(b) Permits issued under the provisions of this article may be revoked by the city clerk after notice, for any of the following causes:

(1) Fraud, misrepresentation or false statement contained in the application for permit;

(2) Fraud, misrepresentation or false statement made in the course or conduct of a business or activities for which the city has issued a permit under this article;

(3) Two or more violations of this article;

(4) Operating outside vending locations approved under the permit issued; or

(5) Conducting the business of soliciting, canvassing or vending in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

(6) Failure to comply with any conditions included in the permit.

Sec. 9-96. Appeal

Any person aggrieved by the denial or revocation of a permit as provided in this article shall have the right to appeal to the city manager. Such appeal shall be taken by filing with the city manager's office, within fourteen (14) days after notice of the action complained of has been mailed to such person's last known address, a written statement setting forth specifically the ground of the appeal. The city manager shall set a date and the time and place of hearing of such appeal. Such notice shall be mailed, postage prepaid, to the licensee at his last known address at least five (5) days prior to the date set for hearing. The decision and order of the city manager on such appeal shall be final and conclusive.

Sec. 9-97. Request for Variance.

Any person who wishes to obtain a mobile vending permit that does not comply with Sec. 9-111 (b) of this article must petition the city commission for a variance. Variance requests will not be accepted for mobile vending permits issued for public property use.

(a) Application for a variance shall be made by the owner of the property where the variance is requested by filing an application on a form prescribed by the city and submitted to the city clerk's office.

(b) The applicant is responsible for submitting the variance request fee, which shall be set by resolution as well as all advertising costs.

(c) The city commission shall hold a public hearing prior to acting on the variance request.

(d) In permitting a variance, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Sec. 9-98. Use of City Property.

(a) The City will maintain a map of approved vending locations that utilize public property or right of way, which will be maintained in the City Clerk's office.

(b) Approved city vending locations will be assigned by lottery, which shall be drawn annually at the first Commission meeting in September.

a. “Notice of Vending Opportunities for the South Beach and Downtown Areas” shall be publicly advertised in a newspaper of general circulation fifteen (15) days prior to the drawing and shall indicate the pending availability of exclusive vending sites, the terms of such availability, including the date, place and time of the lottery.

b. Vendors who wish to participate in the annual lottery must provide a completed application and all required documents as required in Sec. 9-91 of this chapter.

c. All qualified vendors shall have their names placed into containers for a public drawing by the city clerk.

d. The rights to use public property assigned by the lottery shall be for a term of 12 months, beginning on October 1st and expiring on September 30th of the following year.

e. The City Commission may call for a special lottery to be held for vending sites that become available during the standard license period due to vacancy, abandonment, or enforcement action. The city clerk shall specify the date, time and place for the holding of a special lottery for such designated vending site(s) and shall publicly advertise said information as for a posted notice lottery.

(c) No other use of city property or right of way is permitted without a special event permit, a valid sidewalk café permit or approval of the City Commission, as provided by this section.

(Code 1960, § 14-38)

Secs. 9-99—9-110. Reserved.

DIVISION 3. MOBILE VENDING

Sec. 9-111. General Regulations.

(a) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the city of any changes to their contact information.

(b) Mobile vending units must comply with the following minimum distance requirements, which shall be measured from the approved vending location to the nearest point of an established property line:

(1) 500 ft. from a similar type business

(2) 300 ft. from a school or church

(3) 1000 ft. from an approved special event

(c) May not block the ingress / egress to any property, sidewalk or street.

(d) May not block or impede pedestrian or vehicular traffic.

(e) Mobile vending units operating on the sidewalk or City right-of way must allow for five (5) foot clear pedestrian clearance.

(f) May only operate at the approved location, clearly identified on the permit.

(g) May have one (1) advertisement sign with a maximum size of sixteen (16) square feet. Such sign may not be free standing, illuminating, moving, flashing or utilizing neon color typically reserved for emergency services. Such restriction to be separate from any business name, decal or logo professionally installed on any motorized MFDV.

(h) May have one (1) menu sign with a maximum size of nine (9) square feet.

(i) No amplified sounds, music or other loud noises, except as provided for in Sec 9-113 – Ice Cream Vendors.

(j) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(k) Mobile vendors are responsible for picking up all litter and waste within twenty-five (25) feet of their unit.

(l) No wastewater leakage or any other leakage is allowed.

(m) A single umbrella is permitted provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(n) It shall be unlawful to place any chair, table, box, crate, stand, counter or shelving independent from the approved mobile vending unit.

(o) No mobile vending unit is to be left unattended at any time and must be removed from the location when not in operation.

(Code 1960, § 11-27; Ord. No. I-123, § 7, 8-5-85)

Sec. 9-112. Itinerant Retail Produce Vendor.

(a) Every person who engages in the business of an itinerant retail produce vendor within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to this division.

(b) A business tax receipt is not required for itinerant retail produce vendors.

(c) All products and produce offered for sale under this division must be clean, wholesome and in good sanitary condition and their state and condition shall comply with the pure food laws of the state.

(d) Itinerant retail produce vendors are permitted to vend from any truck, wagon, automobile, trailer or other vehicle provided that the vehicle is properly registered with the State of Florida. A copy of such registration shall be submitted with the permit application.

(e) All other regulations as outlined in section 9-111 of this chapter shall apply.

(Code 1960, § 11-28; Ord. No. I-123, § 8, 8-5-85)

Sec. 9-113. Ice Cream Vendors.

(a) *General.* The rules in this section shall apply to each person lawfully permitted as an ice cream vendor.

(b) *Prohibited sales.* It shall be unlawful for any ice cream vendor to sell or attempt to sell any commodity:

(1) By means of any outcry, sound, speaker or amplifier, or any instrument or device which can be heard for a distance greater than three hundred (300) feet, or when passing a hospital, church or other place of worship during the hours when services are being held.

(2) Within five hundred (500) feet of any school during the school year.

(c) *Noise—Vehicle stopped.* It shall be unlawful for any such vendor to use, play or employ the use of any sound, outcry, amplifier, loudspeaker, radio, phonograph with a loudspeaker or amplifier or any other instrument or device when the vehicle such vendor is using is stopped for the purpose of making a sale.

(d) *Same—Hours.* The use by the vendor of any such noise, instrument or device which emits a loud sound shall be prohibited before the hours of 9:00 a.m. on weekdays and 1:00 p.m. on Sundays, or after 7:00 p.m. on any day.

(e) *Traffic.* It shall be unlawful for any vendor to:

(1) Exceed a speed of fifteen (15) miles an hour when cruising neighborhoods seeking sales or when attempting to make a sale.

(2) Stop anywhere within twenty-five (25) feet of an intersection when making a sale or attempting to make a sale.

(3) Double-park, or park in any manner contrary to any ordinance relating to parking, when attempting a sale or when making a sale.

(4) Make a U-turn on any block in a residential zone.

(5) Drive his/her vehicle backwards to make or attempt to make a sale.

(6) Sell to any person who is standing in the street.

(7) Permit any person to hang on the vehicle or permit any person to ride in or on the vehicle except a bona fide assistant or assistants.

(8) Remain standing or stopped at any place for a period of time exceeding five (5) minutes.

(9) Sell or attempt to sell along any particular route more than one time during a twenty-four-hour period.

(Code 1960, § 11-29)

Cross reference— *Health, § 2-261 et seq.*

Sec. 9-114. Seasonal Sale Vendors.

The rules of this section shall apply to each person lawfully permitted as a Seasonal Sales Vendor.

(a) Every person who engages in the business of seasonal sales within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to Division 2 of this Article.

(b) Tents or canopies larger than 12’ x 12’ are prohibited unless a supplemental tent permit is obtained. Application for such permit shall be made with the Building Department. A sketch of the property showing the location of the tent or canopy on the property and a certificate of flame resistance shall be required to be submitted with the application.

(c) Seasonal sales permits will be issued no sooner than thirty (30) days prior to the associated holiday and shall expire seven (7) days following the holiday.

(Code 1960, § 11-30)

Secs. 9-115—9-130. Reserved.

SECTION 3. 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 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

_____

Linda Hudson, Mayor

ATTEST:

_____

Linda W. Cox
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____

Robert V. Schwerer, Esquire
City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMDENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 9, ARTICLE IV, "PEDDLERS, SOLICITORS AND CANVASSERS"; AMENDING DIVISION 1 - MODIFYING DEFINITIONS, ESTABLISHING THE DUTY TO ENFORCE AND RETAIN RECORDS, MODIFYING PROHIBITED ACTS, AND REQUIRING A PERMIT AND; AMENDING DIVISION 2 - ESTABLISHING PERMIT APPLICATION REQUIREMENTS AND REGULATIONS, PERMIT FEES, EXHIBITION OF PERMIT REQUIREMENTS AND PENALTIES, PROVIDING RIGHTS OF APPEAL, REQUESTS FOR VARIANCES AND PERMITTING LIMITED USE OF PUBLIC RIGHT OF WAY AND; AMENDING DIVISION 3 - ESTABLISHING AND MODIFYING REGULATIONS FOR MOBILE VENDORS, ITINERANT RETAIL PRODUCE VENDORS, ICE CREAM VENDORS AND SEASONAL SALES VENDORS AND; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of the City of Fort Pierce, Florida regulates the sale of goods and merchandise by persons operating as vendors or solicitors; and

WHEREAS, the City of Fort Pierce, Florida wishes to expand these types of sales to include mobile vending to benefit its residents and visitors; and

WHEREAS, to ensure that these services remain a benefit and do not become a burden on neighboring businesses and residents, the City of Fort Pierce, Florida shall provide such regulations as necessary; and

WHEREAS, certain limited use of public lands and right of ways will be impacted by such mobile vending being permitted at designated locations within the City limits; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 9, Article IV of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

Article IV. – ~~Peddlers,~~ Vendors & Solicitors and Canvassers

Division 1. - Generally

Sec. 9-76. Definitions.

As used in this article:

~~*Agent* is defined to be a person engaged in telephone canvassing or solicitation, or in a house-to-house canvass, demonstrating or taking orders for any goods, wares or merchandise or taking orders from samples where goods are to be delivered later. Goods, wares and merchandise as herein defined shall be held to include, but not restricted to, a photograph and coupons or tickets good in whole or in part for a photograph, magazine, periodical or other merchandise.~~

Canvasser, vendor or solicitor is defined as any individual~~, whether resident of the city or not,~~ soliciting ~~by telephone~~ or traveling either by foot, ~~wagon, automobile, motor truck~~ or ~~any other type of~~ conveyance, from place to place, from house to house or from street to street, taking or attempting to take orders for sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed at said time or in the future, whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not~~.; provided further, that such definitions shall include any person who, for himself or for another person, hires, leases, uses or occupies any building, structure, tent, railroad boxcar, boat, hotel room, lodging house, apartment,~~

~~shop or any other place within the city for the sole purpose of exhibiting samples and taking orders for future delivery.~~

Commissary is a state approved facility that provides support services for specific required functions to any mobile food vendor, including but not limited to a mobile food vehicle or a mobile food cart. Services required of the commissary are based upon the food sold and the mobile food vendor type. A private residence may not be used as a commissary.

~~*Itinerant peddler or hawker* is defined to be a nonresident of the city who, by telephone sales, or one who goes from house to house, or place to place, exposing for sale and selling goods, wares or merchandise under the conditions and circumstances stated in the following paragraph.~~

Itinerant Retail Produce Vendor shall mean any person going from place to place who engages in a business, by selling or offering for sale to consumers, any fruit, vegetables, or garden produce, which are sold in their whole, natural and unaltered state.

Mobile Food Dispensing Vehicle (MFDV) is classified as a vehicle-mounted public food service establishment, self-propelled or otherwise movable from place to place. Such vehicles must be self-sufficient for utilities (e.g., gas, water, electricity, and liquid waste disposal). Each MFDV is required to have a state approved commissary that they report to at least once a day. MFDVs may also be referred to as Mobile Food Establishments.

a. *Hot dog carts* are MFDVs that limit food preparation to hotdogs and sausages only and the sale of limited pre-packaged food.

b. *Mobile food carts* are any non-motorized MFDV used to store, prepare, cook and / or serve food and beverages for immediate consumption.

c. *Ice Cream Vendors* and MFDVs that limit food sales to pre-packaged individually portioned frozen novelties, soft served or hand dipped frozen dairy products or frozen water based products.

d. *Lunch Trucks* are MFDVs that are transient in nature and specifically authorized to cater to customers on private commercial or industrial property for a short period of time not to exceed 60 minutes.

e. *Mobile food vehicles* are any motorized MFDV used to store, prepare, cook and / or serve food and beverages for immediate consumption.

Mobile merchant sales shall include any vendor selling non-food products.

Mobile merchant vehicle shall be any vehicle mounted establishment, which is self-propelled or otherwise movable from place to place utilized for mobile merchant sales.

~~*Peddler* is defined to be a person who solicits by telephone or who brings goods, wares or merchandise from outside the city or state or where the goods, wares or merchandise is manufactured in the city for sale at retail, and is in this state at the time that all negotiations prior to and at the sale thereof are had, and the goods, wares or merchandise is not sold in original packages in interstate commerce but at retail, in small quantities, by means of telephone solicitation or house to house, or place to place, canvass. Goods ordered, or in transit, that were so ordered without reference to particular sales, shall be deemed to be in the state.~~

Place of business shall include any commercial zoned off-street location, lot, or premises where any truck, wagon, automobile, trailer, cart, or vehicle is parked, with written permission from the property owner, wherein there shall be kept for sale, or to be offered for sale, any prepared food, beverages, fruit, vegetable, or garden produce.

Seasonal sales vendor shall mean outside vendors of products traditionally associated with seasonal sales or holidays.

(Code 1960, § 14-30(a—d))

Sec. 9-77. Duty ~~of police~~ to enforce.

It shall be the duty of any police officer or code enforcement officer of the city to ~~require any person seen soliciting or canvassing, and who is not known by such officer to be duly licensed, to produce his solicitor's or canvasser's license and to~~ enforce the provisions of this article against any person found to be violating the same.

(Code 1960, § 14-36)

Cross reference— *Police department, Ch. 14.*

Sec. 9-78. Records.

~~The chief of police shall~~ All violations of this article shall be reported to the ~~city clerk~~ code enforcement department, who ~~all convictions for violation of this article and the city clerk~~ shall maintain a record for each ~~license~~ permit issued and record the reports of violations therein.

(Code 1960, § 14-37)

Sec. 9-79. Prohibited acts.

(a) It shall be unlawful for any person to enter upon any private premises without permission or invitation from the occupant or homeowner.

(b) It shall be unlawful for any solicitor, canvasser or ~~peddler~~ vendor to refuse or fail to leave any private premises in the city upon being requested by the owner, occupant or person in charge thereof.

(c) No solicitor, canvasser or ~~peddler~~ vendor shall enter in or upon any house, building or other structure or upon any land or property, without the prior consent of the owner or occupant thereof, where there is placed or posted on the premises in a conspicuous position at or near the usual means of ingress, a sign or other form of notice stating or indicating that the owner or occupant thereof forbids or otherwise does not desire persons engaged in such or similar activity to enter upon the premises.

(d) No solicitor, canvasser or vendor shall conduct themselves or their business in an unlawful manner or in such manner as to constitute a breach of peace, offensive to public decency or menace to the health, safety or general welfare of the public in violation of § 877.03 Florida Statutes.

(Code 1960, § 14-30)

State law reference— *Burglary and trespass, F.S. Ch. 810.*

Sec. 9-80. ~~Street vendors—~~Permit.

(a) It shall be unlawful for any person to sell or attempt to sell any commodity by means of vending such commodity upon any street, sidewalk, public right of way or private property in the city, without first securing a permit and paying ~~a fee of twenty dollars ($20.00) therefor and an annual occupational license fee of one hundred dollars ($100.00).~~ the annual permit fee, such fee to be set by resolution of the City Commission.

(b) Violations of this section shall be a Class III violation.

(Code 1960, § 14-61)

~~Sec. 9-81. Same—Regulation.~~

~~a. *General.* The rules in this section shall be complied with by each person using a vehicle for street vending.~~

b. *Prohibited sales.* It shall be unlawful for any street vendor to sell or attempt to sell any commodity:

1. By means of any outcry, sound, speaker or amplifier, or any instrument or device which can be heard for a distance greater than three hundred (300) feet, or when passing a hospital, church or other place of worship during the hours when services are being held.
2. Within five hundred (500) feet of any school during the school year.

c. *Noise—Vehicle stopped.* It shall be unlawful for any such vendor to use, play or employ the use of any sound, outcry, amplifier, loudspeaker, radio, phonograph with a loudspeaker or amplifier or any other instrument or device when the vehicle such vendor is using is stopped for the purpose of making a sale.

d. *Same—Hours.* The use by the vendor of any such noise, instrument or device which emits a loud sound shall be prohibited before the hours of 9:00 a.m. on weekdays and 1:00 p.m. on Sundays, or after 7:00 p.m. on any day.

e. *Traffic.* It shall be unlawful for any vendor to:

1. Exceed a speed of twelve (12) miles an hour when cruising neighborhoods seeking sales or when attempting to make a sale.
2. Stop anywhere within twenty-five (25) feet of an intersection when making a sale or attempting to make a sale.
3. Double-park, or park in any manner contrary to any ordinance relating to parking, when attempting a sale or when making a sale.
4. Make a U-turn on any block.
5. Drive his vehicle backwards to make or attempt to make a sale.
6. Sell to any person who is standing in the street.
7. Permit any person to hang on the vehicle or permit any person to ride in or on the vehicle except a bona fide assistant or assistants.
8. Remain standing or stopped at any place for a period of time exceeding five (5) minutes.
9. Sell or attempt to sell along any particular route more than one time during a twenty-four-hour period.

(Code 1960, § 14-62)

Sec. 9-82. Seasonal vendors; permit.

It shall be unlawful for any person to sell or attempt to sell on private property any seasonal commodity without first securing a permit. Seasonal commodities include, but are not necessarily limited to, Christmas trees, flowers, and pumpkins. A permit may not be issued unless the applicant has written permission of the property owner or agent to conduct the seasonal sale for which application is made.

(Ord. No. K-09, § 1, 4-17-00; Ord. No. K-142, 3-18-02)

Secs. 9-831—9-90. Reserved.

Division 2. – License Permit Generally

Sec. 9-91. Required.

It shall be unlawful for any solicitor, canvasser, peddler, hawker, itinerant merchant, transient vendor of merchandise or agent as defined in section 9-76 to engage in such businesses within the corporate limits of the city without first obtaining a permit and license therefor in compliance with the provisions of this article, excepting therefrom persons engaged solely in interstate commerce, who shall be exempt from license fees only.

~~*(Code 1960, § 14-29)*~~

~~Sec. 9-92. Appeal.~~

~~Any person aggrieved by the action of the chief of police or the city clerk in the denial of a permit or license as provided in section 9-94, or the revocation by the city manager in the assessing of the fee as provided in section 9-95(c) shall have the right of appeal to the city commission. Such appeal shall be taken by filing with the city commission, within fourteen (14) days after notice of the action complained of has been mailed to such person's last known address, a written statement setting forth fully the grounds for the appeal. The commission shall set a time and place for a hearing on such appeal and notice of such hearing shall be given to the appellant in the same manner as provided in section 9-98 for notice of hearing on revocation. The decision and order of the city commission on such appeal shall be final and conclusive.~~

(Code 1960, § 14-39)

Sec. 9-9~~3~~1. Application.

(a) Applicants for permit ~~and license~~ under this article must file with the city clerk a sworn application in writing ~~in duplicate~~ which shall give the following information:

(1) Name ~~and description~~ of the applicant.

(2) Permanent home address and ~~full local address~~ valid telephone number of the applicant.

(3) A brief description of the nature of the business and the goods, food or beverages to be sold.

(4) ~~If employed, the name and address of the employer, together with credentials establishing the exact relationship.~~ E-mail address of the applicant.

(5) ~~The length of time for which the right to do business is desired~~. The address of the planned vending site, including the property owner's name and telephone number.

(6) ~~The place where the goods or property proposed to be sold, or orders taken for the sale thereof, are manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery.~~ For Mobile Food Dispensing Vehicles:

(i) Copy of current license from the State of Florida / Department of Business & Professional Regulations or Department of Agriculture; and

(ii) Copy of the vehicle or unit plans as submitted to the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(iii) Copy of the notarized Commissary Agreement and submitted to the State of Florida / Department of Business & Professional Regulations or Department of Agriculture.

(7) ~~A photograph of the applicant, taken within sixty (60) days immediately prior to the date of the filing of the application, which picture shall be two inches by two inches showing the head and shoulders of the applicant in a clear and distinguishing manner.~~ For Mobile Merchant Sales:

(i) Submit a plan of the proposed vehicle or unit.

a) The plan does not need to be drawn by a professional, but must be to scale and clear for review.

b) The plan should show both a top view and front view of the vehicle or unit.

c) The plan should include, but is not limited to, all equipment, shelving, windows, wheels, umbrellas, or awnings.

(8) ~~The fingerprints of the applicant and the names of at least two (2) reliable property owners of the county who will certify as to the applicant's good character and business responsibility or, in lieu of the names of the references, such other available evidence as to the good character and business responsibility of the applicant as will~~

~~enable an investigator to properly evaluate such character and business responsibility.~~ Copy of a valid vehicle registration for any motorized unit.

(9) ~~A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any municipal ordinance, the nature of the offense and the punishment or penalty assessed therefor~~. For use of any private commercial property, a limited site plan must be submitted.

(i) The plan does not need to be drawn by a professional, but must be to scale and clear for review. A general survey or sketch will be acceptable. For large properties, only a drawing of the immediate area is required.

(ii) The plan must show all existing structures or significant features.

(iii) Diagram of all available parking, identifying both required parking and additional parking spaces and proposed location of unit.

(iv) Identify appropriate set-backs for accessory structures.

(v) A notarized affidavit of permission to vend from the property owner, if different from the applicant.

(10) For door-to-door solicitors or vendors:

(i) If employed, the name and address of the employer, together with credentials establishing the exact relationship.

(ii) The length of time for which the right to do business is desired.

(iii) Minors conducting home solicitation sales under the supervision of an adult, or solicitors, salespersons, or agents making calls or soliciting orders on behalf of a religious, charitable, scientific, educational, or veterans' institution or other non-profit organization are exempt from this section.

(11) ~~A statement by a reputable physician of the city, dated not more than ten (10) days prior to submission of the application, certifying the applicant to be free of contagious, infectious or communicable disease.~~ A photograph of the applicant, taken within sixty (60) days immediately prior to the date of the filing of the application, which picture shall be two-inches by two-inches showing the head and shoulders of the applicant in a clear and distinguishing manner.

(12) ~~At the time an applicant requests permission to solicit within the city a fee of twenty dollars ($20.00) for each applicant shall be paid to the city clerk to cover the cost of investigation of the facts stated in the application, but in no event shall the application be refunded~~. Photographs of the vehicle or unit, showing front, side and back views.

(13) A sworn affidavit as to whether or not the applicant has been convicted of any felony or misdemeanor, the nature of the offense and the punishment or penalty assessed.

(14) Proof of general liability insurance, such proof in a form acceptable to the City, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury, including death, wich may arise from operations under or in connection with mobile vending. If applying to use public property or right-of-way, City of Fort Pierce is to be named as an additional insured.

(15) For all motorized mobile vending units, proof of auto liability insurance, such proof in a form acceptable to the City, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property or bodily injury, which may arise from the use of a motor vehicle in connection with mobile vending and shall be in an amount no less than $500,000 per occurrence.

(16) Any permit application and / or review fee that may be assessed by resolution of the City Commission.

(Code 1960, § 14-31; Ord. No. H-191, 9-8-81)

~~Sec. 9-94. Investigation; issuance.~~

~~a. Upon receipt of the completed applications by the city clerk, the original shall be referred to the chief of police, who shall cause such investigation of the applicant's business and moral character to be made as he deems necessary for the protection of the public good. At least ten (10) days shall be allowed for such investigation.~~

~~b. If as a result of such investigation, the applicant's character or business responsibility is found to be unsatisfactory, the chief of police shall endorse on such application his disapproval and his reasons for the same, and return the said application to the city clerk, who shall notify the applicant that his application is disapproved and that no permit and license will be issued.~~

~~c. If as a result of such investigation, the character and business responsibility of the applicant are found to be satisfactory, the chief of police shall endorse on the application his approval. Such application, signed by the chief of police or his designated subordinate, along with a permit (identification card) shall be returned by the police department to the city clerk who shall, upon payment of the prescribed license fee, if any, deliver to the applicant his permit (identification card) and prescribed license. The said permit (identification card) shall contain the following:~~

~~1. Photograph of applicant.~~

~~2. Fingerprint of applicant.~~

~~3. Date of issuance and date of expiration.~~

~~4. Name and address of applicant, and the business applicant is representing.~~

~~5. That said permit may be revoked at the discretion of the city commission.~~

~~6. That the permit is not transferable.~~

~~7. That the permit must be carried on the person and shown on request.~~

~~8. Solicitors must not go to back or rear doors.~~

~~9. Statement that the issuance of said permit is not an endorsement of the bearer or the merchandise or service offered, nor the business methods used in selling the same.~~

~~10. Signature of the city clerk.~~

~~*(Code 1960, § 14-32)*~~

Sec. 9-92. Issuance

(a) The City Clerk may revoke, suspend, or deny the issuance of any vendor's license if it is determined that an applicant has:

(1) Been convicted of, or entered a plea of guilty or nolo contendere to, a crime against the laws of this state or any other state or the United States, involving moral turpitude, fraudulent or dishonest dealing, or the illegal use or sale of a controlled substance.

(2) Has obtained a permit by fraud, false statement, misrepresentation, or failure to truthfully answer any question in the required permit application.

(3) Has failed to obtain required approvals from the state or obtain a city business tax receipt.

(4) Has failed in any material respect to comply with the provision of Sec. 9-91.

(b) Not later than 30 days after the filing of a completed application for a vendor's license, the applicant shall be notified by the city clerk's office of the decision on the issuance or denial of the license. If the issuance of the license is approved, the city clerk shall issue the license. If the license is denied, the applicant shall be provided with a statement of the reasons therefor, which reasons shall be entered in writing on the application. Failure of the city clerk to place notification of said decision in the mail or personally notify the applicant with acknowledgment shall require immediate issuance of the requested license to the applicant.

Sec. 9-9~~5~~3. Fees.

(a) ~~The fee which shall be charged by the city for a license under this article shall be one hundred dollars ($100.00).~~ All fees required for permit application review and the annual permit fee shall be established by resolution by the City Commission.

(b) Permit fees collected under this Article are fees paid for the purpose of defraying the cost of administration of this Article and are declared to be regulatory fees in addition to and not in lieu of the business tax receipt imposed by Sec. 9-16 of this Chapter. The payment of a permit fee under this Article shall not relieve any person of liability for and the responsibility of paying a business tax where it is required by Sec. 9-16 of this Chapter and for doing such acts and providing such information as my be required by this Chapter. ~~None of the license fees provided for by this article shall be so applied as to occasion an undue burden upon interstate commerce. In any case where a license fee is believed by a licensee or applicant for license to place an undue burden upon such commerce, he may apply to the city manager for an adjustment of the fee so that it shall not be discriminatory, unreasonable or unfair as to such commerce. Such application may be made before, at or within six (6) months after payment of the prescribed license fee. The applicant shall, by affidavit and supporting testimony, show his method of business and the gross volume or estimated gross volume of business and such other information as the city manager may deem necessary in order to determine the extent, if any, of such undue burden on such commerce. The city manager shall then conduct an investigation, comparing applicant's business with other businesses of like nature and shall make finding of fact from which he shall determine whether the fee fixed by this article is unfair, unreasonable or discriminatory as to applicant's business and shall fix as the license fee for the applicant an amount that is fair, reasonable and nondiscriminatory, or if the fee has already been paid, shall order a refund of the amount over and above the fee so fixed. In fixing the fee to be charged, the city manager shall have the power to base the fee upon a percentage of gross sales, or any other method which will assure that the fee assessed shall be uniform with that assessed on businesses of like nature, so long as the amount assessed does not exceed the fees as prescribed by subsection (a). Should the city manager determine the gross sales measure of the fee to be the fair basis, he may require the applicant to submit, either at the time of termination of applicant's business in the city or at the end of each three-month period, a sworn statement of the gross sales and pay the amount of fee therefor, provided that no additional fee during any one calendar year shall be required after the licensee shall have paid an amount equal to the annual license as prescribed in subsection (a).~~

~~(c) Every applicant not a resident of the city, or who being a resident of the city represents a firm whose principal place of business is located outside the state, shall file with the city clerk a surety bond, running to the city in the amount of one thousand dollars ($1,000.00) with surety acceptable to and approved by the city attorney, conditioned that the applicant shall comply fully with all the provisions of the ordinances of the city and the statutes of the state regulating and concerning the business of solicitor, and guaranteeing to any citizen of the city that all money paid as a down payment will be accounted for and applied according to the representations of the solicitor, and further guaranteeing to any citizen of the city doing business with said solicitor, that the property purchased will be delivered according to the representations of said solicitor. Action on such bond may be brought in the name of the city for the use or benefit of the aggrieved person.~~

~~*(Code 1960, § 14-33)*~~

~~Sec. 9-96. Badges.~~

~~The city clerk may issue to each licensee under this article at the time of delivery of his license a badge which shall contain the words "licensed solicitor," the period for which the license is issued and the number of the license, in letters and figures easily discernible from a distance of ten (10) feet. Such badge shall, during the time such licensee is engaging in soliciting, be worn constantly by the licensee on the front of his outer garment in such a way as to be conspicuous.~~

(Code 1960, § 14-34)

Sec. 9-9~~7~~4. Exhibition of ~~license~~ permit.

~~Solicitors, canvassers, agents or peddlers, hawkers, itinerant merchants or transient~~ Approved vendors of food or merchandise are required to exhibit their ~~licenses at the request of any police officer or any person being solicited~~ permits at all times in a prominent location, no lower than 40" and no higher than 65" above the ground. Approved canvassers or solicitors must show their permit upon the request of any person being solicited or by any representative of the City.

(Code 1960, § 14-35)

Sec. 9-9~~8~~5. ~~Revocation~~ Penalties.

(a) Unless otherwise stated, violations of this article are Class II violations as defined in Section 2-260 and shall be addressed as provided for in Chapter 2, Article XIII.5 of the City Code.

~~(a)~~(b) Permits ~~and licenses~~ issued under the provisions of this article may be revoked by the city clerk after notice ~~and hearing~~, for any of the following causes:

(1) Fraud, misrepresentation or false statement contained in the application for ~~license~~ permit;

(2) Fraud, misrepresentation or false statement made in the course ~~of carrying on~~ or conduct of a business ~~as solicitor, canvasser, agent, peddler, hawker, itinerant merchant or transient vendor~~ or activities for which the city has issued a permit under this article;

(3) ~~Any~~ Two or more violations of this article;

(4) ~~Conviction of any crime or misdemeanor involving moral turpitude~~ Operating outside vending locations approved under the permit issued; or

(5) Conducting the business of soliciting, canvassing or ~~peddling~~ vending in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

(6) Failure to comply with any conditions included in the permit.

Sec. 9-96. Appeal

~~(b)~~ Any person aggrieved by the denial or revocation of a permit as provided in this article shall have the right to appeal to the city manager. Such appeal shall be taken by filing with the city manager's office, within fourteen (14) days after notice of the action complained of has been mailed to such person's last known address, a written statement ~~Notice of the hearing for revocation of a license shall be given in writing,~~ setting forth specifically the ground of the appeal. ~~Complaint~~ The city manager shall set a date and the time and place of hearing of such appeal. Such notice shall be mailed, postage prepaid, to the licensee at his last known address at least five (5) days prior to the date set for hearing. The decision and order of the city manager on such appeal shall be final and conclusive.

Sec. 9-97. Request for Variance.

Any person who wishes to obtain a mobile vending permit that does not comply with Sec. 9-111 (b) of this article must petition the city commission for a variance. Variance requests will not be accepted for mobile vending permits issued for public property use.

(a) Application for a variance shall be made by the owner of the property where the variance is requested by filing an application on a form prescribed by the city and submitted to the city clerk's office.

(b) The applicant is responsible for submitting the variance request fee, which shall be set by resolution as well as all advertising costs.

(c) The city commission shall hold a public hearing prior to acting on the variance request.

(d) In permitting a variance, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Sec. 9-98. Use of City Property.

(a) The City will maintain a map of approved vending locations that utilize public property or right of way, which will be maintained in the City Clerk's office.

(b) Approved city vending locations will be assigned by lottery, which shall be drawn annually at the first Commission meeting in September.

a. "Notice of Vending Opportunities for the South Beach and Downtown Areas" shall be publicly advertised in a newspaper of general circulation fifteen (15) days prior to the drawing and shall indicate the pending availability of exclusive vending sites, the terms of such availability, including the date, place and time of the lottery.

b. Vendors who wish to participate in the annual lottery must provide a completed application and all required documents as required in Sec. 9-91 of this chapter.

c. All qualified vendors shall have their names placed into containers for a public drawing by the city clerk.

d. The rights to use public property assigned by the lottery shall be for a term of 12 months, beginning on October 1st and expiring on September 30th of the following year.

e. The City Commission may call for a special lottery to be held for vending sites that become available during the standard license period due to vacancy, abandonment, or enforcement action. The city clerk shall specify the date, time and place for the holding of a special lottery for such designated vending site(s) and shall publicly advertise said information as for a posted notice lottery.

(c) No other use of city property or right of way is permitted without a special event permit, a valid sidewalk café permit or approval of the City Commission, as provided by this section.

(Code 1960, § 14-38)

Secs. 9-99—9-110. Reserved.

DIVISION 3. ~~ITINERANT PRODUCE VENDOR'S LICENSE~~ MOBILE VENDING

~~Sec. 9-111. Definitions.~~

~~For the purposes of this division:~~

~~*Itinerant retail produce merchant* shall mean any person who engages within the limits of the city in a seasonable business during certain seasons of the year only, by selling or offering for sale at retail to consumers, any fruit, meat, meat products, vegetables, garden produce, flowers or shrubs.~~

~~*Place of business* shall include any commercial zoned off-street location, lot, or premises where any truck, wagon, automobile, trailer, or other vehicle is parked, with written permission from the property owner, wherein there shall be kept for sale, or to be offered for sale, any fruit, meat, meat products, vegetables, garden produce, flowers, or shrubs. It shall be unlawful for any person to place or cause to be placed at such place of business any box, crate, stand, counter, or shelving independent from said truck, wagon, automobile, trailer, or other vehicle used in and about the conduct of such business.~~

Sec. 9-111. General Regulations.

(a) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the city of any changes to their contact information.

(b) Mobile vending units must comply with the following minimum distance requirements, which shall be measured from the approved vending location to the nearest point of an established property line:

(1) 500 ft. from a similar type business

(2) 300 ft. from a school or church

(3) 1000 ft. from an approved special event

(c) May not block the ingress / egress to any property, sidewalk or street.

(d) May not block or impede pedestrian or vehicular traffic.

(e) Mobile vending units operating on the sidewalk or City right-of way must allow for five (5) foot clear pedestrian clearance.

(f) May only operate at the approved location, clearly identified on the permit.

(g) May have one (1) advertisement sign with a maximum size of sixteen (16) square feet. Such sign may not be free standing, illuminating, moving, flashing or utilizing neon color typically reserved for emergency services. Such restriction to be separate from any business name, decal or logo professionally installed on any motorized MFDV.

(h) May have one (1) menu sign with a maximum size of nine (9) square feet.

(i) No amplified sounds, music or other loud noises, except as provided for in Sec 9-113 – Ice Cream Vendors.

(j) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(k) Mobile vendors are responsible for picking up all litter and waste within twenty-five (25) feet of their unit.

(l) No wastewater leakage or any other leakage is allowed.

(m) A single umbrella is permitted provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(n) It shall be unlawful to place any chair, table, box, crate, stand, counter or shelving independent from the approved mobile vending unit.

(o) No mobile vending unit is to be left unattended at any time and must be removed from the location when not in operation.

(Code 1960, § 11-27; Ord. No. I-123, § 7, 8-5-85)

Sec. 9-112. ~~Required~~ Itinerant Retail Produce Vendor.

(a) Every person who engages in the business of an itinerant retail produce ~~merchant~~vendor within the corporate limits of the city, before engaging in such business, shall apply for and obtain a ~~license~~ mobile vending permit ~~therefor~~ from the city ~~clerk to do so~~ pursuant to this division.

(b) ~~No occupational license fee shall be required for the sale by any farmer of any fruits, vegetable or garden produce raised by such farmer, exhibiting a valid Florida grower's permit.~~ A business tax receipt is not required for itinerant retail produce vendors.

(c) All products and produce offered for sale under this division must be clean, wholesome and in good sanitary condition and their state and condition shall comply with the pure food laws of the state.

(d) Itinerant retail produce vendors are permitted to vend from any truck, wagon, automobile, trailer or other vehicle provided that the vehicle is properly registered with the State of Florida. A copy of such registration shall be submitted with the permit application.

(e) All other regulations as outlined in section 9-111 of this chapter shall apply.

(Code 1960, § 11-28; Ord. No. I-123, § 8, 8-5-85)

~~Sec. 9-113. Approval of health department required.~~

~~An applicant for a license under this division shall receive approval of the county health department as to the location and vehicle or vehicles to be used in the conduct of the business.~~

Sec. 9-113. Ice Cream Vendors.

(a) *General.* The rules in this section shall apply to each person lawfully permitted as an ice cream vendor.

(b) *Prohibited sales.* It shall be unlawful for any ice cream vendor to sell or attempt to sell any commodity:

(1) By means of any outcry, sound, speaker or amplifier, or any instrument or device which can be heard for a distance greater than three hundred (300) feet, or when passing a hospital, church or other place of worship during the hours when services are being held.

(2) Within five hundred (500) feet of any school during the school year.

(c) *Noise—Vehicle stopped.* It shall be unlawful for any such vendor to use, play or employ the use of any sound, outcry, amplifier, loudspeaker, radio, phonograph with a loudspeaker or amplifier or any other instrument or device when the vehicle such vendor is using is stopped for the purpose of making a sale.

(d) *Same—Hours.* The use by the vendor of any such noise, instrument or device which emits a loud sound shall be prohibited before the hours of 9:00 a.m. on weekdays and 1:00 p.m. on Sundays, or after 7:00 p.m. on any day.

(e) *Traffic.* It shall be unlawful for any vendor to:

(1) Exceed a speed of fifteen (15) miles an hour when cruising neighborhoods seeking sales or when attempting to make a sale.

(2) Stop anywhere within twenty-five (25) feet of an intersection when making a sale or attempting to make a sale.

(3) Double-park, or park in any manner contrary to any ordinance relating to parking, when attempting a sale or when making a sale.

(4) Make a U-turn on any block in a residential zone.

(5) Drive his/her vehicle backwards to make or attempt to make a sale.

(6) Sell to any person who is standing in the street.

(7) Permit any person to hang on the vehicle or permit any person to ride in or on the vehicle except a bona fide assistant or assistants.

(8) Remain standing or stopped at any place for a period of time exceeding five (5) minutes.

(9) Sell or attempt to sell along any particular route more than one time during a twenty-four-hour period.

(Code 1960, § 11-29)

Cross reference— *Health, § 2-261 et seq.*

~~Sec. 9-114. Screens on vehicle windows.~~

~~All windows and other openings of the truck, wagon, automobile, trailer or other vehicle, or compartments where fruits, vegetables or garden produce for human consumption are stored or handled, shall be closed by metal screens having a mesh not coarser than sixteen (16) wires to the inch as will as far as possible keep out all flies and other sources of contamination.~~

Sec. 9-114. Seasonal Sale Vendors.

The rules of this section shall apply to each person lawfully permitted as a Seasonal Sales Vendor.

(a) Every person who engages in the business of seasonal sales within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to Division 2 of this Article.

(b) Tents or canopies larger than 12' x 12' are prohibited unless a supplemental tent permit is obtained. Application for such permit shall be made with the Building Department. A sketch of the property showing the location of the tent or canopy on the property and a certificate of flame resistance shall be required to be submitted with the application.

(c) Seasonal sales permits will be issued no sooner than thirty (30) days prior to the associated holiday and shall expire seven (7) days following the holiday.

(Code 1960, § 11-30)

~~Sec. 9-115. Condition of products; compliance with state law.~~

~~All products and produce offered for sale under this division must be clean, wholesome and in good sanitary condition and their state and condition shall comply with the pure food laws of the state.~~

~~*(Code 1960, § 11-31)*~~

~~***State law reference*** — *Food generally, F.S. Ch. 500.*~~

~~Sec. 9-116. Condemnation authority given to health officers.~~

~~It shall be lawful for the county health officer or his designated representative to condemn, take and destroy, or cause to be condemned, taken and destroyed, any fruit, vegetables or garden produce which, in his opinion, is unwholesome or unfit for human consumption by reason of unsoundness, contamination, adulteration or sophistication.~~

~~*(Code 1960, § 11-32)*~~

~~Sec. 9-117. Manner of transporting produce; standards for vehicles, receptacles.~~

~~All fruits, vegetables, garden produce, flowers and shrubs under this division shall be so carried and conveyed that they shall not tend to injure or annoy the public health or comfort, and only in vehicles or receptacles which are neat and clean and do not leak.~~

~~*(Code 1960, § 11-33)*~~

~~Sec. 9-118. Assistant allowed, limitation.~~

~~Upon a truck, wagon, automobile, trailer or other vehicle licensed under the provisions of this division, there shall be permitted only one helper or assistant to the driver or operator of such vehicle.~~

~~*(Code 1960, § 11-34)*~~

~~Sec. 9-119. Itinerant vending of foods, flowers, etc., on city streets.~~

~~It shall be unlawful for any person to engage in or manage the business of vending, hawking, peddling, selling or offering for sale at retail to consumers upon any public street, alley, public place or highway within the city from any truck, wagon, automobile, trailer or other vehicle driven by power or otherwise, any fruit, meat, meat products, vegetables, garden produce, flowers, shrubs, nuts, popcorn, sandwiches, pastries, candy or carbonated drinks.~~

~~*(Code 1960, § 11-26)*~~

~~***Cross reference*** — *Streets and sidewalks, Ch. 17.*~~

Secs. 9-1~~20~~15—9-130. Reserved.

SECTION 3. 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 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
Robert V. Schwerer, Esquire
City Attorney

Map A – South Beach Causeway Park approved vendor locations

SB1 – West entrance to Causeway Park, no closer than 15’ to entrance way.

SB2 – Mid-Causeway Park near monument sign, across from 701 Seaway Dr. (Smithsonian Marine Station).

Map B – South Beach Park

SB3 – East side of S. Ocean Drive, in roadside public parking spot for South Beach Park, preferably the 1st spot north of entrance.

Map C – Jaycee Park

SB4 – East side of S. Ocean Drive, in roadside public parking spot directly across from Jaycee Park. Preferably the 1st spot north of the crosswalk.

Map D –Court House Locations

DT1 – Federal Court House – West side of US Hwy 1, south of main entrance

DT2 – County Court House – East side of S. 2nd Street, near main entrance walkway

Map E – Manatee Center / Marina Area

DT3 – Manatee Center / Marina – East side of Indian River Drive, south of the Manatee Center and north of the marina.

City of Fort Pierce

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

EXHIBIT A

Fees:

Application Fee	One time, non-refundable	$100.00
Plan Review Fee	Required for mobile merchandise vendors	$150.00
Annual Mobile Vending Permit Fee	Must be paid prior to October 1st of each calendar year. Applications approved after January 1st will be pro-rated.	$250.00
Reduced Mobile Vending Permit Fee	To be eligible, must have an existing licensed business and utilize the same name on the mobile unit as the licensed location. Limit 1 per licensed business.	$50.00
Itinerant Retail Produce Merchants	Must comply with requirements specified in Section 9-112.	Application fee only
Door-to-Door Sales / Solicitation	Non-profit or religious organizations are exempt	Application fee only
Seasonal Sales Vendor	Must comply with requirements specified in Section 9-114.	Application and plan review fee only.
Variance Request	For private property only	$250.00

Number of Permits:

Downtown	Identified by the City – see attached maps.	3
South Beach	Identified by the City – see attached maps.	4
Other Commercial Zoned Districts	Locations to be determined by request of private property owner.	10
Other	Any location not identified above. If utilizing public property, request must be approved by the City Commission.	3
Itinerant Retail Produce Merchant	Locations to be determined by the request of private property owner.	No limit
Door-to-door sales / solicitation		No limit
Seasonal Sales Vendor	Locations to be determined by the request of private property owner.	No limit

City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 08/04/2014

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. SECOND 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 Action Plan Draft

Commercial Facade Grant Awards PY2013-2014

Facade Grant Guidance & Application PY2013-2014

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)

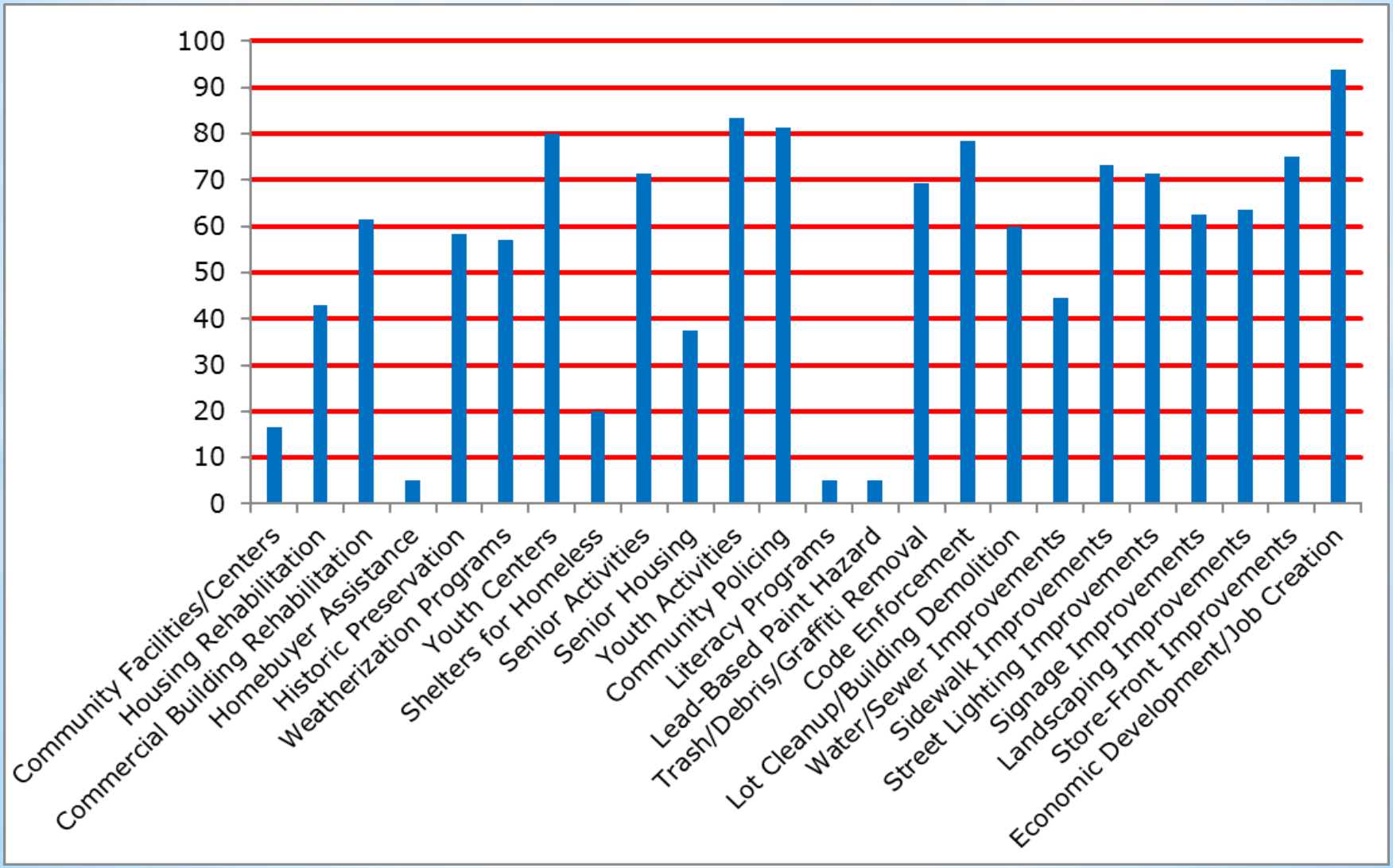
  (Emailed to 23 local Public Service Agencies)

- 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:



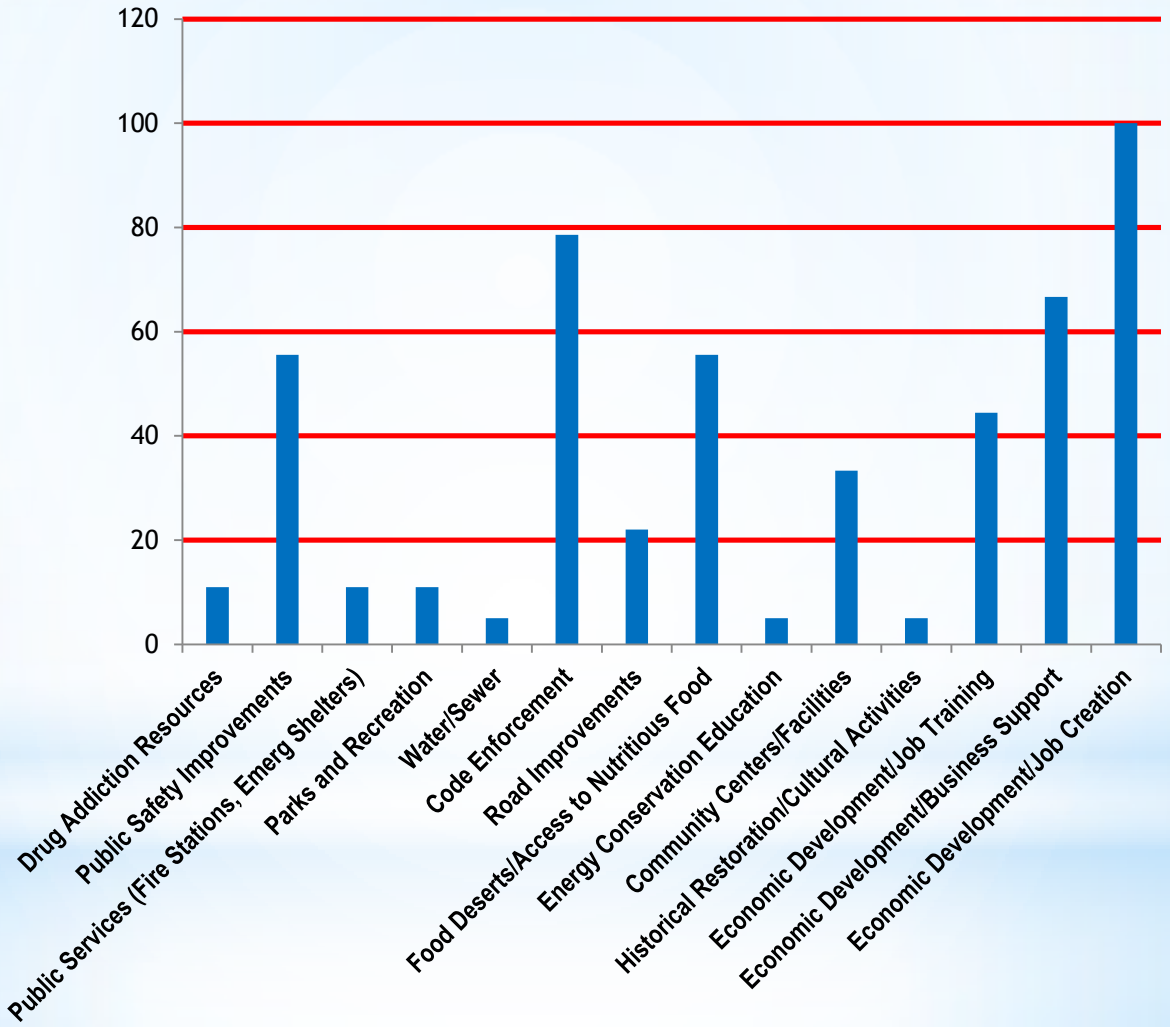
Citizen Comments:

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 FAÇADE** – 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**
9. **PUBLIC AMENITIES:** Allocate funds to 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:** Allocate funds to cover the costs to purchase and install new playground equipment at a park located in a lower income neighborhood. **$25,000 (Rollover) + $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:** 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

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 FAÇADE –** 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**

9. **PUBLIC AMENITIES:** Allocate funds to 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:** Allocate funds to cover the costs to purchase and install new playground equipment at a park located in a lower income neighborhood. **$25,000 (Rollover) + $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:** 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

~ 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 ~

Table of Contents

Page #

Executive Summary 2

Objectives, Projected Outcomes and Budget Summary 2

Evaluation of Past Performance 3

Citizen Participation 91.200 and 91.220(b)

- Summary of the Citizen Participation Plan and Consultation Process 5
- Participating Agencies, Groups and Organizations 5
- Summary of Comments and Survey Results received from Citizens, Community Supportive Service Organizations and the Community Wide Council 6
- Chart Showing Survey Results 11
- Explanation of Comments Not Accepted 11

Resources 91.220(c) (2) 11

Annual Objectives 91.220 (c) (3)

Strategic Plan – Goals and Specific Objectives 12

Description of Activities

Program Year 2012-2013 Activities

- Rehabilitation/Acquisition 13
- Code Enforcement 13
- Community-Based Development Organizations 13
- Economic Development 13
- Neighborhood Facilities 13
- Public Service Projects Activities 13
- General Administration 14

Description of Program Year 2013-2014 Activities 14

Outcome Measures 16

Geographic Distribution / Allocation Priorities 91.220 (d) and (f) CDBG Target Area Boundary 16

Annual Affordable Housing Goals 91.220 (g) 17

Public Housing 91.220 (h) 18

Homeless and Special Needs 91.220 (i) 18

Barriers to Affordable Housing 91.220 (j) 18

Other Actions 19

Resources 91.220 (c) (1) 21

Monitoring 21

Program Specific Requirements 23

HOME 23

HOPWA 23

Other Narratives and Attachments 23

Appendix A – Fort Pierce Boundary Map 24

Tables 3A, 3B and 3C

Advertisements

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 FAÇADE –** 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**
9. **PUBLIC AMENITIES:** Allocate funds to 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:** Allocate funds to cover the costs to purchase and install new playground equipment at a park located in a lower income neighborhood. **$25,000 (Rollover) + $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:** 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

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

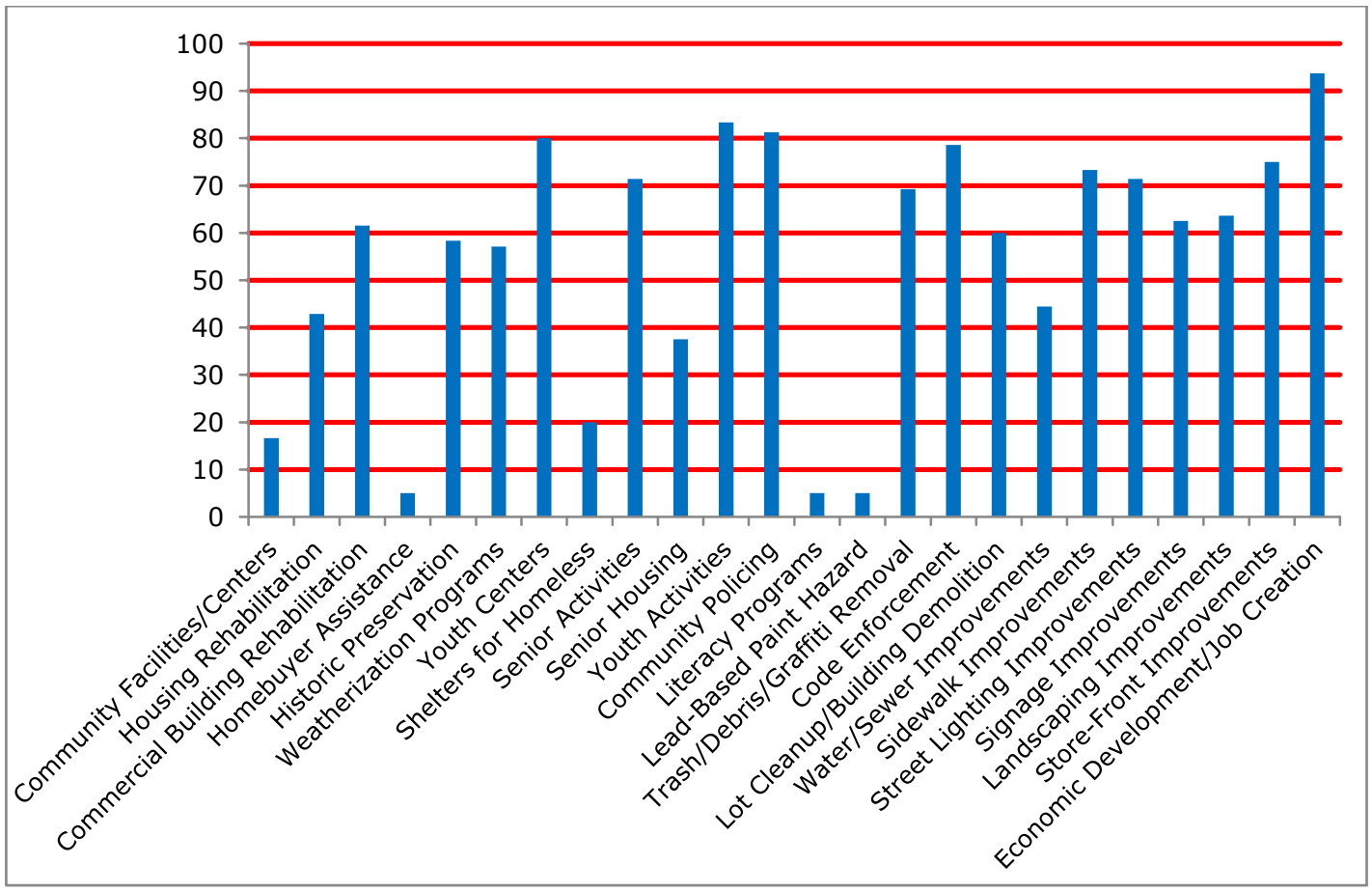
Summary of Comments and Survey Results received from Citizens, Supportive Service Organizations, the Communitywide Council and the City Commission.

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.
- 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.

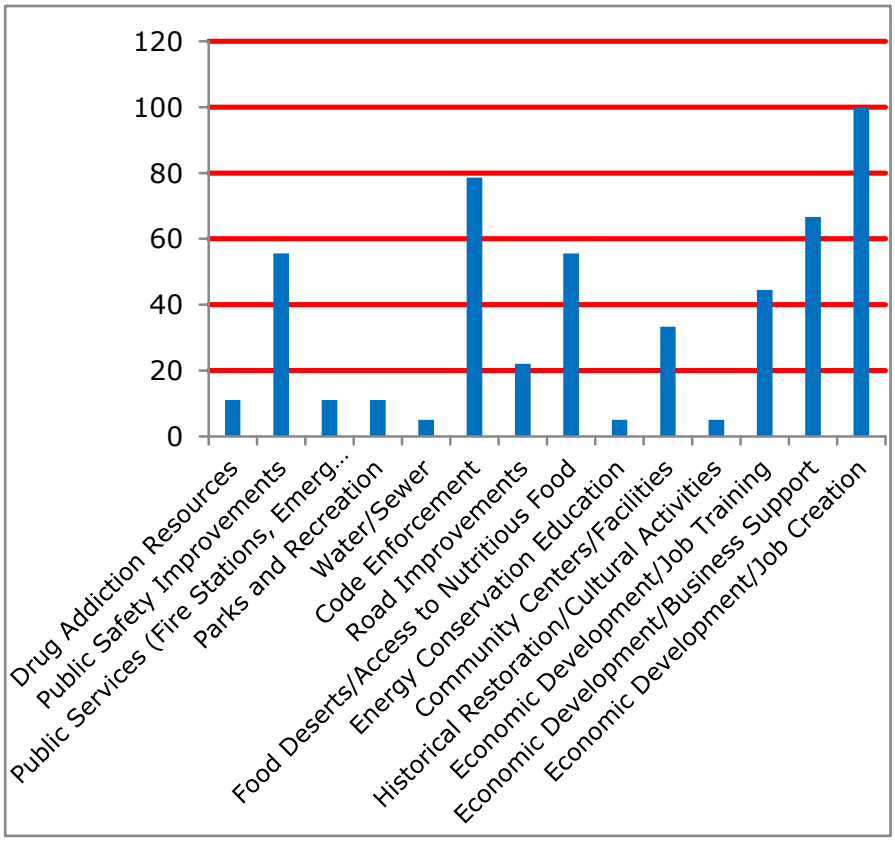
Additional Community Survey Results: The following chart shows "Greatest Need" rankings selected by citizens via the Community Needs Assessment Survey:



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 TOTOL	**$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

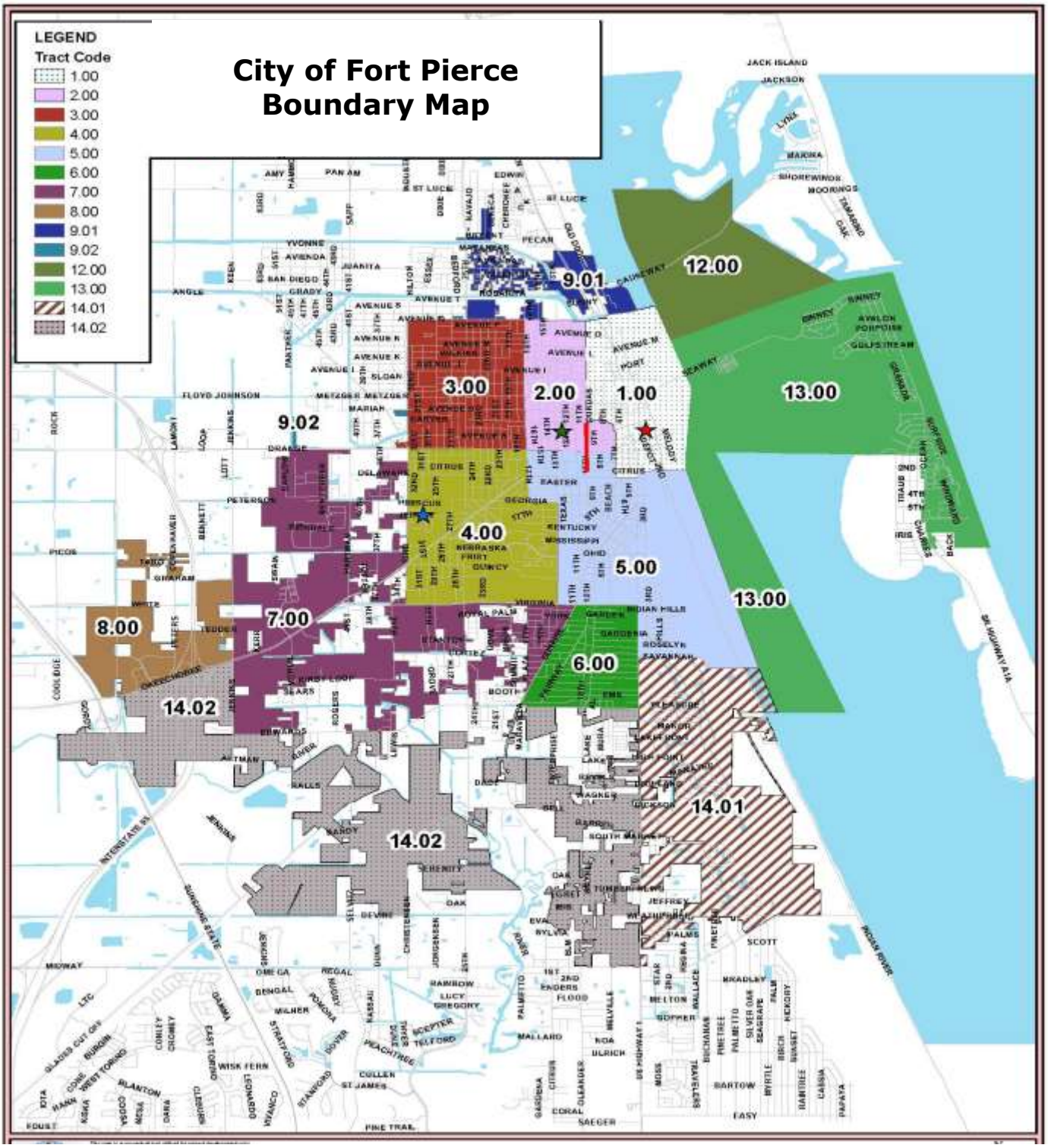
OTHER NARRATIVES AND ATTACHMENTS

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 occured 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:



Contractors for 2013-2014 Commercial Façade Grants

Grant Awardee: **Property Address:** **Grant Award - $3,500**
RFMD Investments **100 North 2nd Street** **Total Project Cost - $20,210**

Marty Limberis Plastering 772-461-9351
3252 River Drive, Fort Pierce, FL 34981

J & J Painting, Inc. 772-466-9264
3328 S Jenkins Road, Fort Pierce, FL 34981

==========

Grant Awardee: **Property Address:** **Grant Award - $10,000**
Richard A Coke Investments **131 North 2nd Street** **Total Project Cost - $27,360** **(estimate)**

J.A. Taylor Roofing 772-461-7848
302 Melton Drive, Fort Pierce, FL 34982

Marty Limberis Plastering 772-461-9351
3252 River Drive, Fort Pierce, FL 34981

==========

Grant Awardee: **Property Address:** **Grant Award - $4,500**
At-Water Investments Corp. **1150 & 1142 Seaway Dr.** **Total Project Cost - $26,171**

Spectrum Painting Contractors 772-461-6490
809 Delaware Avenue, Fort Pierce, FL 34950

==========

Grant Awardee: **Property Address:** **Grant Award - $5,000**
Sharon Robinson **1710 Avenue D** **Total Project Cost - $20,696** **(estimate)**

Duke's Enterprise 305-747-4808
1710 Avenue D, Fort Pierce, FL 34950

==========

Grant Awardee: **Property Address:** **Grant Award - $10,000**
Alan and Donna Roberts **211 Orange Avenue** **Total Project Cost - $32,680** **(estimate)**

P&C Demolition & Construction 772-216-8900
PO Box 4343, Fort Pierce, FL 34948

==========

Grant Awardee: **Property Address:** **Grant Award - $10,000**
CHOMES, LLC **2624 S. Hwy. 1** **Total Project Cost - $222,482**

Ark Homes Construction, Inc. 772-334-8379
PO Box 670, Jensen Beach, FL 34957

Tru Lines, Inc. 772-349-4669
2201 SE Indian Street, Stuart, FL 34997

Complete Asphalt Sealcoating 772-225-0101
409 NE Jade, Jensen Beach, FL 34957

Ruiz Brothers Lawnservice 772-828-5478
1004 York Avenue, Fort Pierce, FL 34982

Brister Signs 772-562-9263
1051 Old Dixie, Vero Beach, FL 32960

==========

Grant Awardee: **Property Address:** **Grant Award - $4,500**
Randy J. Chapman **106 Avenue D** **Total Project Cost - $16,734**

John Wilson Painting 772-429-1249
2115 Donald Ave, Fort Pierce, FL 34946

Richmond Electric 772-461-1951
3086 Enterprise Road, Fort Pierce, FL 34982

East Coast Earthworks & Excavating, LLC 772-770-1601
8135 25th Street, Vero Beach, FL 32966

East Coast Lumber & Supply 772-461-5950
308 Avenue A, Fort Pierce, FL 34950

Beach Boy Carpentry 772-626-6747
524 N 22nd Street, Fort Pierce, FL 34950

Sign Design 772-466-4691
2303 N US Hwy. 1, Fort Pierce, FL 34946

2013-2014
Commercial Façade Grant

Guidance and Application

Release Date – October 24, 2013

CITY OF FORT PIERCE
2013-2014 FAÇADE IMPROVEMENT GRANT
GUIDELINES AND APPLICATION

GRANT APPLICATION GUIDELINES

The purpose of the Façade Improvement Grant Program is to encourage commercial property owners to upgrade their properties by improving the external appearance of their buildings, which will in turn encourage current or potential business developers and owners to invest in our City.

The purpose of this grant opportunity is to halt structure deterioration, stabilize property values, improve and upgrade the appearance of commercial structures within the City of Fort Pierce and facilitate and encourage revitalization activity.

The following guidelines are applicable to this program:

1. The grant program is for commercial properties and business properties ONLY. The property owner must be the applicant. If the property is under contract, the seller (current owner) and buyer (future owner) must both execute the Application and the Agreement.
2. This is a 1:1 matching grant, meaning the City of Fort Pierce will match dollar-for-dollar your investment, on a reimbursement basis. Proof of payment of invoices and an inspection of the completed project will be required before grant funds are released. No funds will be expended until project is complete and inspected, and all final reporting documents are received and verified.
3. The maximum limit of a Façade Improvement Grant award is ten thousand dollars ($10,000).
4. Only one (1) grant award will be presented to an applicant, per year.
5. Eligible exterior improvements include, but are not limited to:
   a. Re-Roofing
   b. Exterior Doors
   c. Landscaping
   d. Shutters
   e. Paint / Siding
   f. Windows
   g. Signage
   h. Fencing
6. All construction work must be in compliance with applicable Fort Pierce building codes and land development regulations. Commercial uses must be properly zoned for the intended use. All contractors must be licensed by the City of Fort Pierce.
7. Applicants with an outstanding City of Fort Pierce lien against any of their property(ies) are not eligible.

8. The Grant Awardee will agree not to alter, renovate, or demolish the new façade for a period of six (6) years, commencing with the final reimbursement from the City. The Awardee will also agree to sign a Memorandum of Agreement to be recorded with St. Lucie County, outlining the terms if the applicant sells or transfers the property within the six (6) year period.

9. The City will consider approval of grants for exterior improvements to a building which does not face a public street, and building facades with entrances off of improved alleyways shall also be eligible.

10. City Staff will inspect the property a minimum of three times: prior to work commencement, during the project's implementation, and upon project completion. These inspections do not substitute for required City Building Department inspections. The Awardee is responsible for scheduling the required inspections.

11. The project should be completed within six (6) months of grant award. Failure to meet approved time tables may result in the Awardee forfeiting the grant reimbursement opportunity. No time extensions will be allowed for projects funded through this grant.

GRANT APPLICATION PROCESS

1. One (1) original and five (5) copies of the completed grant application and all support materials must be returned to Grants Administrator, City of Fort Pierce.

2. Applications and support materials will be reviewed by City Staff and the Communitywide Council, and scored, on a first-come-first served basis, in accordance with completeness and compliance with Grant Guidelines.

3. Following a Grant Award, a Contractual Agreement and program documents will be prepared and the applicant will be notified to schedule a meeting with City Staff to execute said documents.

4. City of Fort Pierce staff will administer the program. In addition to the standard City inspections, City Staff will inspect the project for completeness.

5. Application to this program is no guarantee of funding. Funding for this program is limited and is at the sole discretion of the City of Fort Pierce. Only $50,000 is available for this program during PY13-14 program year (October 1, 2013-September 30, 2014).

Do NOT include pages 1-3 of this document with your Application.

CITY OF FORT PIERCE
2013-2014 FAÇADE IMPROVEMENT GRANT GUIDELINES AND APPLICATION

GRANT APPLICATION (please PRINT or TYPE)

Name of Property Owner: _____ Today's Date _____

Address of Property: _____

Address of property owner if different from above:
_____

City / State: _____Zip:_____

Phone Number: _____ Email: _____

Legal description of the property to be improved:

_____

_____

_____

Name of Business currently located in structure (if different from property owner)
_____

Business Phone Number: _____ Website: _____

Type of Business: _____ Years in Operation: _____

# of Employees: ___ Annual Payroll: _____ # of Employees residing in Fort Pierce: ___

GRANT APPLICATION SUBMITTAL INFORMATION

1. Describe improvements to be made to the property – Attach the following information:
   - _ Printout from St. Lucie County Tax Assessor website that lists the 'zoning' and 'use type' for the property;
   - _ Project work write-ups describing in detail the scope of the project;
   - _ Plans or sketches, if applicable;
   - _ Site plan and plant list for landscape projects;
   - _ Third party cost estimates from three (3) licensed contractors;
   - _ Estimated construction schedule;
   - _ Evidence of ability to pay for the project; i.e., loan documents, cash account, line of credit;
   - _ Minimum of four (4) 3" x 5" color "before" photographs which must include "public" views of the building;
   - _ Sign design with colors and materials, if applicable;
   - _ Project color chips / material samples, if applicable;
   - _ Material specifications;
   - _ Color rendering of proposed finished façade; and
   - _ Other relevant information to help describe all proposed improvements.

2. Attach copies of the following documents:
   - _ Warranty deed of property to be improved.
   - _ Current City of Fort Pierce Business Tax (License) of all businesses operating from the property.
   - _ Any City of Fort Pierce open code violations. (Code violations will not prevent an applicant from being considered for funding. Funding may be used to assist in bringing property to compliance.)
   - _ Copy of warranty deed and lease, if applicable, if property is under contract; include a copy of the sales agreement.
   - _ Bank or other financial records validating applicant has financial resources required to fund project prior to reimbursement. Be sure to include contact information for verification purposes.

GRANT APPLICATION SIGNATURE PAGE

By signing this Application, I acknowledge that I have received and reviewed a copy of the Program Agreement, and I understand and agree to comply with its content.

_____ _____
Property Owner Date Witness Date

_____ _____
(Print Name) (Print Name)

(Property Owner's Signature must be Notarized.)

_____ _____
Tenant / Business Owner Date Witness Date

_____ _____
(Print Name) (Print Name)

_____
City Staff Date

_____
(Print Name and Title Here)

==========

STATE OF FLORIDA, COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared _____, who is personally known to me or produced _____, as identification, and acknowledged he/she executed the forgoing Agreement for the use and purposes mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FORGOING, I have set my hand and official seal in the State and County aforesaid in this _____day of _____, 20___.

NOTARY PUBLIC_____

My Commission Expires: _____

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 08/04/2014

Re: Fort Pierce Inlet Beach Resort – Conditional Use

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

---

SUBJECT:

Public Hearing on Application for Conditional Use submitted by Fort Pierce Inlet Beach Resort, LLC, for approval to construct improvements seaward of the Coastal Construction Control Line (CCCL) on an existing structure located at 110 S. Ocean Drive, Fort Pierce, Florida.

SUMMARY:

Approval for Conditional Use of proposed improvements which are located seaward of the Coastal Construction Control Line (CCCL).

RECOMMENDATION:

Approve with the following condition: All City Engineering comments are satisfied at time of building permit application.

ALTERNATIVES:

None

RESPONSIBLE STAFF:

Sandra Ramseth, AICP, Senior Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Staff Report

Conditional Use Application

Location - Zoning - Land Use Map

Awning Plan

Deck Plan
Elevation View - Deck and Awning
Plant Inventory
Surrounding Property Map

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: Robert Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Sandy Ramseth, AICP, Senior Planner

SUBJECT: Fort Pierce Inlet Beach Resort – Conditional Use

DATE: July 25, 2014

STAFF REPORT

Owner/Applicant: Fort Pierce Inlet Beach Resort, LLC
110 S. Ocean Drive
Fort Pierce, FL 34949

Representative: Harold H. Smyth
C/O Inlet Beach Resort LLC
23285 Orange Ave.
Fort Pierce, FL 34945-4337

Requested Action: Approval for Conditional Use of proposed improvements which are located seaward of the Coastal Construction Control Line (CCCL); and approval from the Design Review Board to allow improvement(s) to encroach into the front site setback.

Location: South of Seaway Drive and East of South Ocean Drive

Parcel IDs: 2401-501-0005-000-0; 2401-501-0007-000-4; and 2401-501-0006-000-7

Current Future Land Use: GC, General Commercial

Current Zoning: C-5, Tourist Commercial

Surrounding Zoning:
Surrounding FLU:

North	East	South	West
C-5 (City Owned)	C-5	C-5	C-5
COS	GC	GC	GC

Parcel(s) Size: .52 + .18 + .21 = .91 total acres

Applicant Request:

The applicant is requesting approval for a Conditional Use of proposed improvements to the Fort Pierce Inlet Beach Resort. The need for a Conditional Use review is due to the location of the improvements which are seaward of the Coastal Construction Control Line (CCCL).

In addition to the Conditional Use request, the applicant will require an approval from the Planning Board acting as the Design Review Board to allow for the front (northern) awning to encroach into the site setback.

The applicant would like to construct a canvas awning approximately 24' X 60' onto a wooden deck located on the north side of the existing building, and another 6' X 60' awning on the east side of the same building, which is the current location for the resort restaurant. The awning that will be located on the east side will be attached to the building, off of the ground, centered, and leveled to the building. Additional improvements include replacing the wood deck of the north side of the same building, which was removed due to decay caused by storms and weathering. (Figure 1)

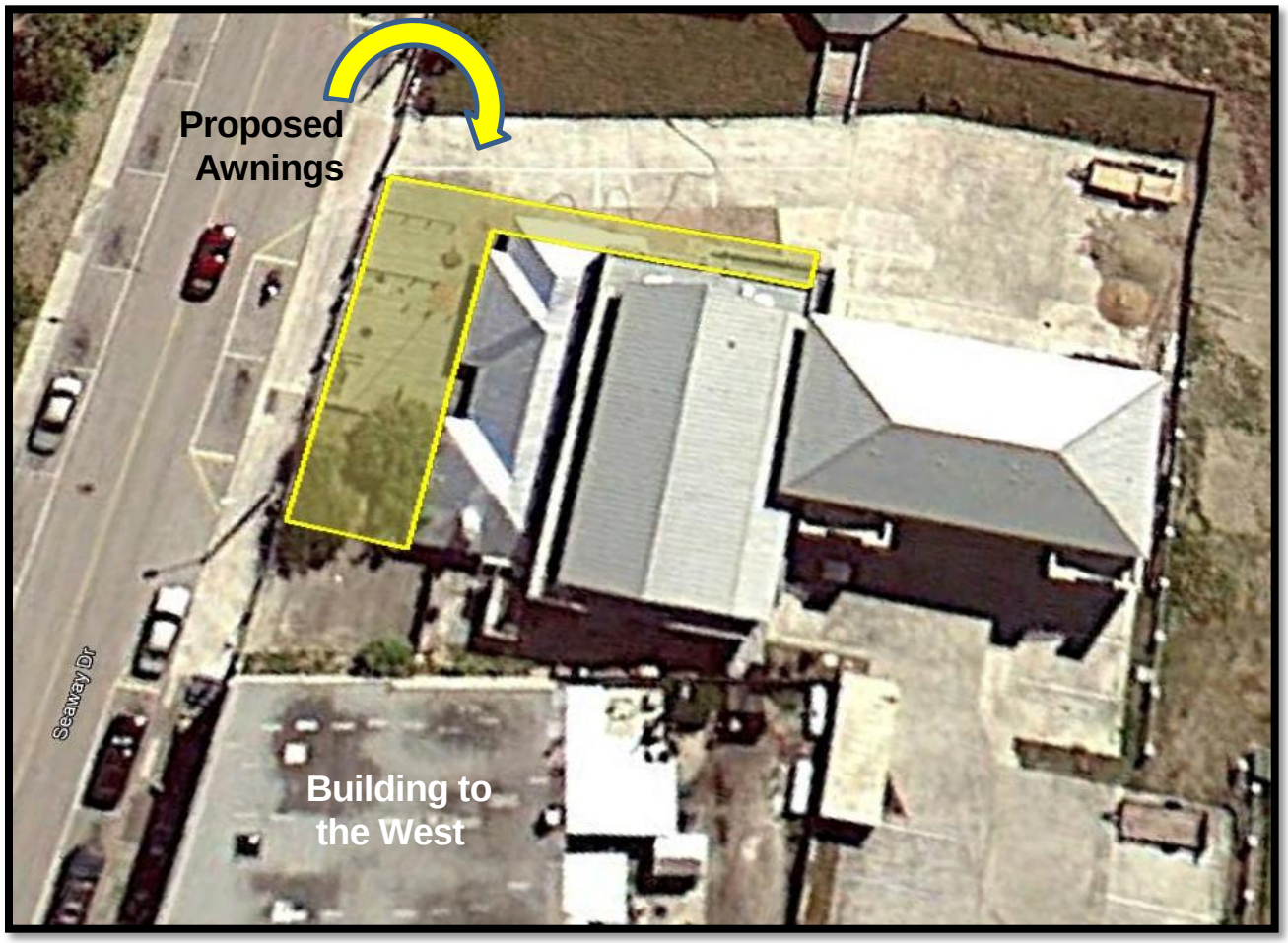


Figure 1

Staff Analysis:

This proposed project is submitted as a Conditional Use to meet the requirements per **Sec. 22-66. Coastal construction control line. "***No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by Chapter 22, Article V, Conditional Uses, of this Code of Ordinances and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of natural resources or its successor agency in accordance with section 161.053, Florida Statutes."*

In reviewing the overall site plan of the subject property, it is apparent that the proposed improvements will not encroach further seaward than what currently exists, and will not have any impact beyond that which has been previously permitted. Furthermore, the proposed improvements should have no impact on the existing dune system.

In reviewing the request from a design review perspective the proposed awning, although encroached into the setback, is consistent with the spatial order of its immediate surroundings, in that the building immediately to the west abuts the street at the front property line. (Figure 1) This would be consistent with **Design Review, Sec. 22-59(g)(2)b**, "*To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line."*

Further, the awning will enhance and emphasize the entrance to the resort building as provided in **Sec. 22-59(g)(2)a,** *"Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic."* The awning will make the building more visible to pedestrian and vehicular traffic. As the site currently exists, the Inlet Beach Resort main building is well hidden (Figure 2) behind the building to the west due to the proximity of its setback location. It is not until you are almost in front of the site, do you see it. (Figure 3)

Figures 2 & 3

TRC Recommendations/Comments:

City Engineering:

The City Engineering Department recommends approval with the following comments that must be addressed at time of Building Department submittal:

1) Provide a full sized copy of the boundary survey in accordance with Section 17-27(a)(7) of the City of Fort Pierce Code of Ordinances, "A survey prepared and sealed by a Florida Registered Land Surveyor to show property lines and existing physical features with pertinent elevations to include the site's 100-year flood elevation provided by the Federal Flood Insurance Rate Maps."

2) Provide a copy of the FDEP permit for all proposed work water-ward of the Coastal Construction Control Line.

3) Please provide a site plan that shows the proposed improvements as opposed to the sketch of improvements drawn on a copy of a reduced survey. This plan needs to show the limits of the construction and how it relates to the adjacent land, specifically along Seaway Drive.

4) Provide information as to where the stormwater run-off from the proposed awning/decking will be directed to. Please note no runoff shall be directed to the Seaway Drive Right-of-Way.

5) It appears that there are three parcels that comprise the Fort Pierce Inlet Beach Resort. The applicant shall provide a Unity of Title tying these individual parcels into one parcel.

6. The landscape plans show some possible plantings within the limits of SR A1A Right-of-Way, please ensure that all landscaping is contained within the limits of the subject property.

Applicant Response:

The following are responses to the Building Department's comments:

1) Provide a full sized copy of the boundary survey - we do have a full size signed and sealed survey's which we will submit to the Building Department.

2) Provide a copy of the DEP permit - That permit is being processed at this time and will be available at the time of building submission.

3) Please provide a site plan - At the time of the submittal to the building department we will show the proposed improvements only. The existing sketch is for clarifications only to have a general idea of what our vision is.

4) Provide information as to where the storm water run-off from the proposed awning/deck - Please note that the architect has already anticipated the storm water run-off and so run-off shall be directed to Seaway Drive. **Update**: Note that storm water run-off from the proposed awning will be collected by gutters and directed onto the existing beach sand base now receiving direct rainfall.

5) It appears that there are three parcels that comprise the Fort Pierce Inlet Beach Resort Enclosed find the property appraiser's property record card for all three parcels showing unity of title.

6) The landscaping plans show some possible plantings within the limits of the SR A1A right-of-way. Enclosed you will find photographs of the existing landscaping taken recently. Please note that the Royal Palm trees are planted on our property and the not the SR A1A right-of-way and the accent landscaping west of the trees is minimal at best and was done to show continuity with our next door neighbors and to beautify the entrance.

City Code Compliance:

The following are advisory comments from the Code Compliance Department's review of the application for Conditional Use:

1) Reminder: Please keep in mind that it is turtle season and please keep all lights shielded. This property has received two notices in the past.

Applicant Response:
The following are responses to the Code Compliance Department's comments:

1) We agree that that any lighting will meet the requirements of City and Florida "Turtle Protection" requirements.

City Planning:
The following are advisory comments from the Planning Department's review of the application for Conditional Use:

1) Per Section 22-59(g)(10)c of the City Code, "Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically."
2) Per Section 22-59(g)(10) d of the City Code, "Awnings shall not be used as a attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used." Please indicate the color you intend to use for the awnings. It was mentioned during the Pre-App meeting that the color shown on the proposed images may not be the actual color. Although swatch samples of material were provided, a definite color has not.
3) Any change or addition to signage must comply with Chapter 15 of the City Code.
4) For the bike rack you are providing make sure it can accommodate a minimum of 4 bicycles, per Section 22-60(f)(1)a of the City Code, "Short-term bicycle parking is required in accordance with the following minimum ratios. These requirements apply regardless of any motor vehicle parking exemptions or reductions: 1 per 10 motor vehicle spaces." You have 37 spaces, therefore requiring 4 bicycle spaces.

Applicant Response:
The following are responses to the Planning Department's comments:

1) Awning Fabric - The material sample we gave you are industry standard and do not have a glossy finish but are water proof. There are other materials but the cost is triple the standard fabric price. Also the other non-standard material is not water proof. **Update:** Per our discussion on June 26, the submitted "satin sheen" awning material is acceptable under City Code.
2) Awnings shall not be need as attention getting device - It is not our intention to see the awnings as an attention getting devices. Any lighting will be down directed for the convenience of the guest and patrons. **Update**: We agree that any proposed signage will meet the requirements of City Ordinances. Selected awning color samples are to be submitted along with this Memo.
3) Any change or addition to signage must comply with Chapter 15 of the City order - any future signage will be VIA separate permit. **Update**: All revisions to existing signage will be submitted & reviewed per Chapter 15 of the City Code.
4) Bike Racks - For the record we currently have installed 20 bike racks on the property which are approved by the planning department. We want to put an additional four bike racks out front for the convenience of our patrons. **Update**: City Staff has reviewed the in-place installation of four bicycle racks each of which will accommodate four bicycles.
5) Color of awnings - We have chosen a classic solid blue color that will enhance the characters of the building and compliment the surrounding decor. Samples enclosed.

All other TRC reviewing Departments either had no comment, or expressed approval without conditions.

Planning Board Recommendation:
Forward a recommendation of **APPROVAL** with the following conditions:
All City Engineering comments are satisfied at time of building permit application.

Surrounding Property Summary:
21 Letters of Conditional Notice were sent to surrounding property owners within 500' of the subject property.
4 were positive responses
0 were negative response

Staff Recommendation:
In review of this Conditional Use application, staff recommends that the City Commission **APPROVE** with the following condition: All City Engineering comments are satisfied at time of building permit application.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 110 S Ocean Dr. Ft. PIERCE Fl. 34949

Parcel ID #(s) 2401 501 0005 0000

Project description Rebuild Deck and New Awnings

Ft. PIERCE Inlet Beach Resort
Property Owner(s)
23285 Orange Ave
Street Address
Ft. PIERCE Fl. 34945
City State Zip
772-201-8230
Phone Number
Smythbuild@AOL.com
Email Address

Harold H. Smyth or Peter Harrison
Applicant/Representative, Title, Company
110 S. Ocean Dr.
Street Address
Ft. PIERCE Fl. 34949
City State Zip
772-201-8230
Phone Number
Smythbuild@AOL.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Peter Harrison, Agent for Ft. Pierce Inlet Beach Resort, LLC
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30 day of April, 2014, by Peter Harrison who is personally known to me or has produced _____ as identification.

Laura R Cubbedge
Signature of Notary (seal)

LAURA R. CUBBEDGE
Commission # EE 209915
Expires October 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

- ☐ Incomplete application packets cannot be accepted.
- ☐ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
☐ Site Plan	☑ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

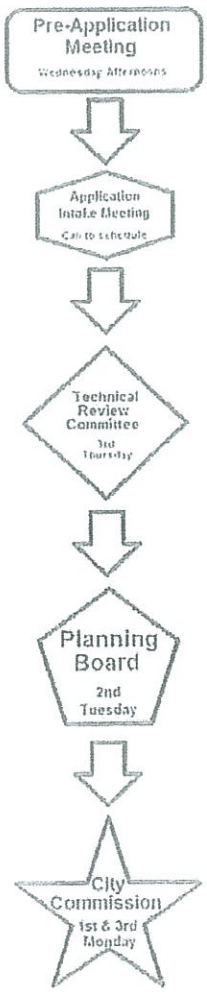
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: N/A

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
~~OV Clubhouse~~ Public	~~Sea Scape Towers~~ Vacant	~~Beach~~ Ocean	~~Unit Garages & Golf Course~~ Business

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4) - "plot plan" - showing awnings overlaid on survey
- ☐ Landscaping Plan (see Section 22-187)
- ☐ Storm Drainage Plan (see Section 22-58.d.6)
- ☐ Environmental Impact Report
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☐ Lighting Plan (see Section 22-58.d.8)
- ☐ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

Sandy Ramseth
C/o City of Fort Pierce
100 N US 1
Fort Pierce, FL 34950

RE: Technical Review- Fort Pierce Inlet Beach Resort

Dear Ms. Ramseth,

The following are response to the Building Department comments.

No. 1- Provide a full sized copy of the boundary survey- we do have a full size signed and sealed survey's which we will submit to the Building Department.

No. 2- Provide a copy of the DEP permit- That permit is being processed at this time and will be will be available at the time of building submission.

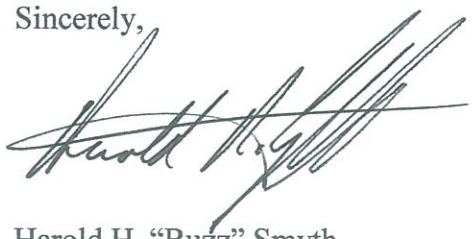
No. 3- Please provide a site plan- At the time of the submittal to the building department we will show the proposed improvements only. The existing sketch is for clarifications only to have a general idea of what our vision is.

No. 4- Provide information as to where the storm water run-off from the proposed awning/deck- Please note that the architect has already anticipated the storm water run-off and so run-off shall be directed to Seaway Drive.

No. 5- It appears that there are three parcels that comprise the Fort Pierce Inlet Beach Resort- Enclosed find the property appraiser's property record card for all three parcels showing unity of title.

No. 6- The landscaping plans show some possible plantings within the limits of the SR A1A right-of-way- Enclosed you will find photographs of the existing landscaping taken recently. Please note that the Royal Palm trees are planted on our property and the not the SR A1A right-of-way and the accent landscaping west of the trees is minimal at best and was done to show continuity with our next door neighbors and to beautify the entrance.

Sincerely,



Harold H. "Buzz" Smyth
110 S. Ocean Dr.
Fort Pierce, FL 34949
Ph. 772-201-8230
Email: smythbuild@aol.com

Sandy Ramseth
C/o City of Fort Pierce
100 N US 1
Fort Pierce, FL 34950

RE: Technical Comments

Dear Ms. Ramseth,

I was pleased to get your comments the other regarding the awning and the deck at 110 S. Ocean Dr. better known as the Inlet Bar & Grill. It is my intention to answer each of your comments so that we remain on the same page and have a clear understanding of our project.

No. 1- Awning Fabric- The material sample we gave you are industry standard and do not have a glossy finish but are water proof. There are other materials but the cost is triple the standard fabric price. Also the other non-standard material is not water proof.

No. 2- Awnings shall not be need as attention getting device- It is not our intention to see the awnings as an attention getting devices. Any lighting will be down directed for the convenience of the guest and patrons.

No. 3- Any change or addition to signage must comply with chapter 15 of the City order- Any future signage will be VIA separate permit.

No. 4- Bike Racks- For the record we currently have installed 20 bike racks on the property which are approved by the planning department. We want to put an additional four bike racks out front for the convenience of our patrons.

No. 5- Color of awnings- We have chosen a classic solid blue color that will enhance the characters of the building and compliment the surrounding décor. Samples enclosed.

Sincerely,

Harold H. "Buzz" Smyth
C/o Fort Pierce Inlet Beach Resort
110 S. Ocean Dr.
Fort Pierce, FL 34949
Ph.: 772-201-8230
Email: smythbuild@aol.com

5/21/2014

• • •

Fort Pierce Inlet Beach Resort
110 S Ocean Drive
Fort Pierce, FL 34949

City Of Fort Pierce
100 N US #1
Fort Pierce, FL 34950

RE: Statement of ownership and control of proposed development (character and intended use)

Dear Sir/Madam,

Representing the Fort Pierce Inlet Beach resort, we would like to construct an awning approximately 24' X60', onto a wooden deck that is located on the north side of the existing building, and another 6' X 60' awning on the east side of the same building, which is the restaurant for the resort. The awning that will be located on the east side will be constructed attached to the building, off of the ground, centered and leveled to the building.

We are also hoping to replace the deck of the north side of the same building, which was removed due to decay caused by port storms and weathering. Our intended start date is July 15, 2014 and we project to complete this project by July 30, 2014.

We look forward to your continued support for the improvements of our South Beach area and its community, and thank you for your consideration in the matter.

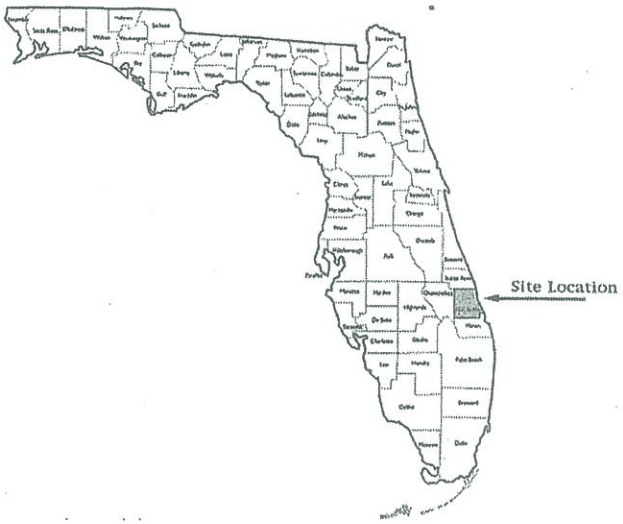
Regards,

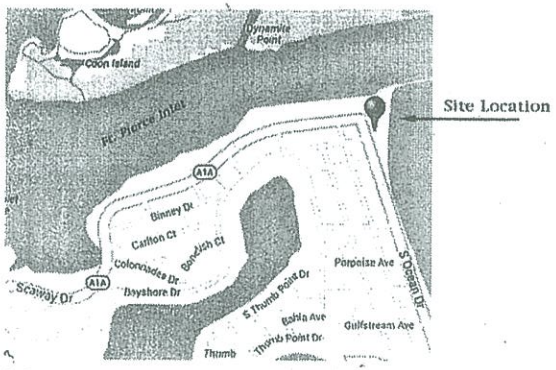
Fort Pierce Inlet Beach Resort
Represented by Harold Smith

Deck Repair & Awning Construction

Inlet Beach Resort

Section 36, Township 35 South, Range 40 East, Ft. Pierce, Florida





Site Location Map

Sheet Index

Survey / Site Plan	S-1
Plant Inventory	
Site Cross Section	CS-1
Building Elevations	A-1
First Level Plan	A-2
Deck Plan & Details	A-3

These drawings as instruments of service are the property of the Architect whether the project for which they are made is executed or not. They shall not be used for other projects or additions to this project except by written agreement.
© 2015
John M. Foster - Architect
All rights reserved

No	By	Description
5/27/15	JMF	Issued for Review

Revisions

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
1625 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-4484 - Florida Registration No. 6891
jmfoster@gmail.com

INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce Florida

PROPERTY RECORD CARD

Fort Pierce Inlet Beach Resort LLC Record: 1 of 2 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	110 S OCEAN DR	ParcelID:	2401-501-0005-000-0
Sec/Town/Range:	01 :35S :40E	Account #:	14606
Map ID:	14/36S	Use Type:	HTLS MTLS
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Fort Pierce Inlet Beach Resort LLC

Address: % Inlet Beach Resort LLC

23285 Orange Ave Fort Pierce FL 34945-4337

Legal Description

FT PIERCE BEACH S/D BLK 2 LOTS 5 THRU 8 VAC ALLEY AND PART OF UNPLATTED PART OF BLK 2 MPDAF: FROM NW

More...

Sales Information

Date	Price	Code	Deed	Book/Page
2/27/2012	1600000	0202	WD	3366 / 2381
9/19/2001	100	02	QC	1436 / 0437
2/9/1998	100	01	QC	1447 / 1095
2/5/1998	520000	01	WD	1125 / 1986
9/16/1997	0	02	CT	1099 / 1479
12/17/1996	100	02	CT	1096 / 2161
2/1/1984	420000	00	CV	0424 / 0837
5/1/1983	500000	00	CV	0401 / 2552

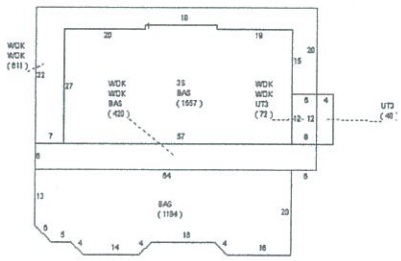
Assessment 2013

2013 Final:	923000
Assessed:	923000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	23591.25

Total Land and Building

Land Value:	336500 Acres: 0.52
Building Value:	586500
Finished Area:	9431 SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HTL1 - HOTEL<5 STRY	YearBlt:	1974	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1974	PrimeWall:	BP - Conc Block
StoryHght:	0030 - 3 Story	No.Units:	13	SecWall:	CY - Cypress BB

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	QT - Tile-Quarry
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	15000	AV	AV	1988
FEN7 - CHAINLINK 7'	Y	1	110	AV	AV	1988
FNW4 - WOOD FEN 4'	Y	1	400	AV	AV	2013
CNC2 - CONCRETE LOW	Y	1	4436	AV	AV	2013

Land Information

No.	Use Type	Type	Measure	Depth
1	3900-HTLS MTLS	360 -Sq Feet	22436	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Fort Pierce Inlet Beach Resort LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	110 S OCEAN DR	ParcelID:	2401-501-0007-000-4
Sec/Town/Range:	01 :35S :40E	Account #:	133896
Map ID:	24/01A	Use Type:	HTLS MTLS
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Fort Pierce Inlet Beach Resort LLC

Address: % Inlet Beach Resort LLC

23285 Orange Ave Fort Pierce FL 34945-4337

Legal Description

FT PIERCE BEACH S/D THAT PART OF BLK 2 MPDAF: COMM AT NW COR SD BLK 2 RUN S 19 DEG 02 MIN 03 SEC E A

More...

Sales Information

Date	Price	Code	Deed	Book/Page
2/27/2012	1600000	0202	WD	3366 / 2381
9/19/2001	100	02	QC	1436 / 0437
2/9/1998	100	02	QC	1447 / 1095
2/5/1998	520000	01	WD	1125 / 1986
9/16/1997	0	02	CT	1099 / 1479
12/17/1996	100	02	CT	1096 / 2161
7/8/1988	0	01	WD	0794 / 0778

Assessment 2013

2013 Final:	191100
Assessed:	191100
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	4884.37

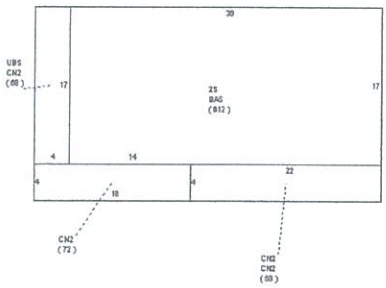
Total Land and Building

Land Value: 117600 Acres: 0.18

Building Value: 73500

Finished Area: 1292 SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HTL1 - HOTEL<5 STRY	YearBlt:	1989	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1989	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	1	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP2 - ASP2 LOW	Y	1	5000	AV	AV	1985

Land Information

No.	Use Type	Type	Measure	Depth
1	3900-HTLS MTLS	360 -Sq Feet	7840.7998	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Fort Pierce Inlet Beach Resort LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0006-000-7
Sec/Town/Range:	36:34S:40E	Account #:	133895
Map ID:	14/36S	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Fort Pierce Inlet Beach Resort LLC
Address: % Inlet Beach Resort LLC
23285 Orange Ave Fort Pierce FL 34945-4337

Legal Description

FT PIERCE BEACH S/D THAT PART OF BLK 2 INCL LOTS 1 THRU 4 MPDAF: COMM AT NW COR SD BLK 2 RUN N 82 DE
More...

Sales Information

Date	Price	Code	Deed	Book/Page
2/27/2012	1600000	0202	WD	3366 / 2381
9/19/2001	100	02	QC	1436 / 0437
2/9/1998	100	02	QC	1447 / 1095
2/5/1998	520000	01	WD	1125 / 1986
9/16/1997	0	02	CT	1099 / 1479
12/17/1996	100	02	CT	1096 / 2161
7/8/1988	0	01	WD	0594 / 0778

Assessment 2013

2013 Final:	137200
Assessed:	137200
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	3506.72

Total Land and Building

Land Value: 137200 Acres: 0.21
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	360 -Sq Feet	9147.59961	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3679202 OR BOOK 3366 PAGE 2381, Recorded 02/29/2012 at 04:03
Doc Tax: $11200.00

Prepared by and return to:
Frank H Fee, III
Attorney at Law
Fee & Fee, P.L.
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: **de Peyster**

Consideration: $1,600,000.00
Doc Stamps: $11,200.00

Parcel Identification Nos. 2401-501-0005-000/0
2401-501-0006-000/7
2401-501-0007-000/4

[Space Above This Line For Recording Data]

COPY

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of **February, 2012** between **FRANCES VISCO, a single adult, and JACK LARWIN AND JOAN LARWIN, husband and wife**, whose post office address is **PO Box 396, Jensen Beach, FL 34958** of the County of **Martin**, State of **Florida**, grantor*, and **FORT PIERCE INLET BEACH RESORT, LLC, a Florida limited liability company** whose post office address is **1615 Thumb Point Drive, Fort Pierce, FL 34949** of the County of **Saint Lucie**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

The Exhibit "A" real property is conveyed SUBJECT TO reservations, restrictions, easements, rights-of-way and Plat of Public Record, provided, however, that this reference shall not serve to reimpose the same; and

Such real property is further conveyed TOGETHER WITH all furniture, furnishing and fixtures owned by Grantor and used in the operation of a hotel/motel, including appliances and equipment associated therewith limited to range hood, stainless sink and outside cooler.

COPY

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

COPY

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Connie Sue Moore

Witness Name: Lisa L. Bolton

FRANCES VISCO (Seal)

COPY

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 24th day of February, 2012 by, **FRANCES VISCO** who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: Connie Sue Moore

My Commission Expires: _____

COPY

COPY

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: FRANK N. FITZ, II

Witness Name: Connie Sue Moore

Frances Visco (Seal)
FRANCES VISCO

By Robert J. Rice
Robert J. Rice, her Attorney in Fact

COPY

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 29th day of February, 2012 by, Robert J. Rice, as Attorney in Fact for **FRANCES VISCO,** who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Connie Sue Moore

My Commission Expires: _____

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

COPY

COPY

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: FRANK NIFEE, JR

Witness Name: Connie Sue Moore

JACK LARWIN (Seal)

Witness Name: FRANK NIFEE, JR

Witness Name: Connie Sue Moore

JOAN LARWIN (Seal)

COPY

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 24th day of February, 2012 by **JACK LARWIN AND JOAN LARWIN, husband and wife,** who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: Connie Sue Moore

My Commission Expires:

COPY

COPY

DoubleTime®

EXHIBIT A

Parcel 1:

Commence at the Northwest corner of Block 2, of the Revised Map of Ft. Pierce Beach, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida; thence run South 19 degrees 02' 03" East, along the Easterly right of way line of South Ocean Drive (S.R. A-1-A), a distance of 105.30 feet, to the Point of Beginning; thence run North 82 degrees 01' 13" East, a distance of 102.30 feet; thence run South 07 degrees 58' 47" East, a distance of 57.50 feet; thence run North 82 degrees 01' 13" East, a distance of 52.30 feet; thence run South 07 degrees 58' 47" East, a distance of 16.50 feet; thence run South 82 degrees 01' 13" West a distance of 139.84 feet to the Easterly right of way line of South Ocean Drive (S.R. A-1-A), thence run North 19 degrees 02' 03" West, along said right of way line, a distance of 75.40 feet, to the Point of Beginning.

Parcel 2:

Beginning at the Northwest corner of Lot 8, Block 2, of the Revised Map of Ft. Pierce Beach, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida; thence run North 82 degrees 34' 37" East, a distance of 121.18 feet; thence run South 19 degrees 19' 19" East, a distance of 102.06 feet; thence run South 07 degrees 58' 47" East, a distance of 56.10 feet; thence run South 82 degrees 01' 13" West, a distance of 121.85 feet; thence run South 07 degrees 58' 47" East, a distance of 2.00 feet; thence run South 82 degrees 01' 13" West, a distance of 52.00 feet; thence run North 07 degrees 58' 47" West, a distance of 57.50 feet; thence run North 82 degrees 01' 13" East, a distance of 52.74 feet; thence run North 19 degrees 13' 10" West, a distance of 103.83 feet to the Point of Beginning.

Parcel 3:

Commence at the Northwest corner of Block 2, of the Revised Map of Ft. Pierce Beach, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida; thence run North 82 degrees 34' 37" East, along South Right of Way line of Seaway Drive, a distance of 276.28 feet to the Point of Beginning; thence continue North 82 degrees 34' 37" East along said Right of Way line, a distance of 105.06 feet; thence run South 16 degrees 06' 00" East, a distance of 11.10 feet; thence run South 01 degrees 42' 10" West, a distance of 89.93 feet; thence run South 82 degrees 01' 13" West a distance of 71.42 feet; thence run North 19 degrees 15' 23" West a distance of 102.64 feet to the Point of Beginning. Being a portion of Lots 1, 2, 3 and 4 of said Block 2, and also being a portion of the vacated road.

COPY
COPY

	ALL APPLICANTS ARE REQUIRED TO SUBMIT THE FOLLOWING ITEMS:	Attached or Included	Waiver Requested
6.	A fee as set forth in Rule 62B-33.0085, F.A.C. (see the form entitled "Permit Fee Worksheet for DEP 73-100").	X	
7.	Sufficient evidence of ownership and legal description of the property [paragraph 62B-33.008(3)(c), F.A.C.].	X	
8.	Written evidence, provided by the appropriate local governmental agency having jurisdiction over the activity, that the proposed activity, as submitted to the Bureau, does not contravene local setback requirements or zoning codes [paragraph 62B-33.008(3)(d), F.A.C.].	X	
9.	Two original copies of a signed and sealed survey of the subject property. The information depicted on the drawings shall be from field survey work performed not more than six months prior to the date of application. The survey shall comply with the requirements given in Rule 62B-33.0081, F.A.C. [paragraph 62B-33.008(3)(f), F.A.C.].	X	☐
10.	For structures with proposed permanent exterior lighting, two copies of a dimensioned lighting plan drawn to an appropriate scale [paragraph 62B-33.008(3)(i), F.A.C.].	☐	X
11.	Two copies of a dimensioned site plan signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida [paragraph 62B-33.008(3)(l), F.A.C.].	X	☐
12.	Two copies of a grading plan signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida [paragraph 62B-33.008(3)(m), F.A.C.].	☐	X
13.	Two copies of cross-sections signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida [paragraph 62B-33.008(3)(n), F.A.C.].	X	☐
14.	Details, including engineering design computations, for any proposed waste discharge onto, over, under, or across the beach and dune system, including but not limited to storm water runoff, swimming pool drainage, well discharge, domestic water systems, and outfalls [paragraph 62B-33.008(3)(p), F.A.C.].	☐	X
15.	An anticipated construction schedule [paragraph 62B-33.008(3)(q), F.A.C.].	X	☐
16.	Two copies of detailed planting plans, including the location of proposed plants, existing native vegetation, and plants to be removed. Plans shall include a plant list with both scientific and common names [paragraph 62B-33.008(3)(r), F.A.C.].	X	☐
	APPLICANTS APPLYING TO CONSTRUCT MAJOR STRUCTURES OR RIGID COASTAL STRUCTURES ARE REQUIRED TO SUBMIT THE FOLLOWING ADDITIONAL ITEMS (SEE RULE 62B-33.002, F.A.C.):	N/A	
17.	For major structures, two copies of a dimensioned site plan drawn to an appropriate scale, on 8.5 by 11 inch paper [paragraph 62B-33.008(3)(g), F.A.C.].	☐	☐
18.	For major structures, two copies of dimensioned cross-sections drawn to an appropriate scale, on 8.5 by 11 inch paper [paragraph 62B-33.008(3)(h), F.A.C.].	☐	☐
19.	For major structures, two copies of detailed final foundation plans and specifications [paragraph 62B-33.008(3)(k), F.A.C.].	☐	☐
20.	For rigid coastal structures, two copies of a site plan and detailed final construction plans and specifications for all proposed structures or excavation signed and sealed by an engineer licensed in the state of Florida [paragraph 62B-33.008(3)(o), F.A.C.].	☐	☐

APPLICATION FOR WAIVER

(Pursuant to subsection 62B-33.008(6), F.A.C., the applicant may request a waiver of certain portions of the information specified in this application form)

Application Item #	Reason for waiver	DEP Use Only: Approved	DEP Use Only: Denied
10	Existing lighting fixtures meet marine turtle requirements, new light fixtures to be shielded by canopy & existing dune crest, no overspill on beach area.		
12	No changes proposed to existing grading, all topo/elevations to remain as shown on (#9 above) Site Survey & Topographic map		
14	No discharge from this Site is proposed. No additional impervious area or drainage structures are proposed as a part of this Application.		

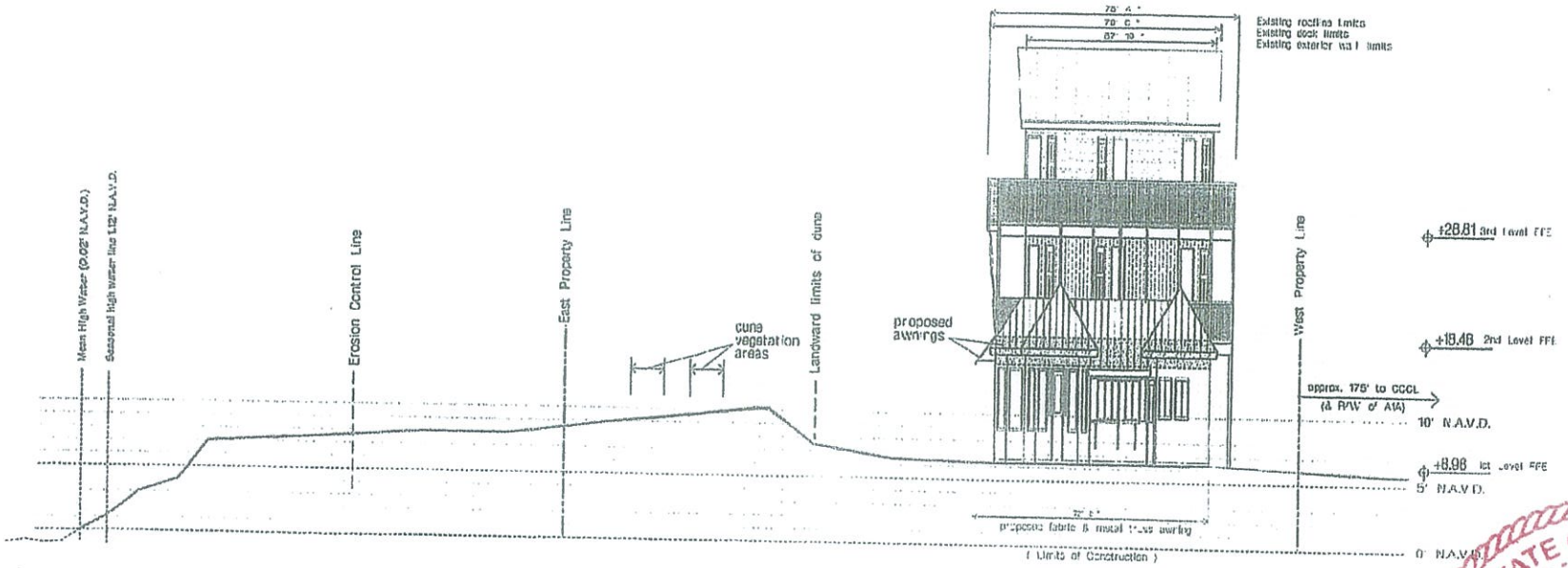
If room for additional application for waivers is needed, please attach an extra sheet to this application and include the applicant name and date on the additional sheet.

Mail To:
Bureau of Beaches and Coastal Systems
Division of Water Resource Management
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, Mail Station 300
Tallahassee, Florida 32399-3000

or

Overnight or Hand deliver to:
Bureau of Beaches and Coastal Systems
Division of Water Resource Management
Florida Department of Environmental Protection
4708 Capital Circle NW
Tallahassee, Florida 32303

Inlet
Beach
NOW OPEN



Site Profile

All grades existing, 0 CY cut or fill

No subgrade construction - awning utilizes existing concrete pilasters or building for support

Graphic Scale - 1" = 20'

NOTES
1. Elevations in feet are referenced to N.A.V.D.
2. All dimensions are perpendiculardistances with respect to the Coastal Construction Control Line
3. Cross Section drawn from data contained in "Boundary Survey" (with NAVD topo) by Anthony J. Piazza PSM, Inc - Job # 12-1378, dated 3-04-14 - FL Certificate #6330

STATE OF FLORIDA
JOHN M. FOSTER
AR0008511
REGISTERED ARCHITECT

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared is executed or not. They shall not be used for other projects except by written agreement. Copyright © 2015

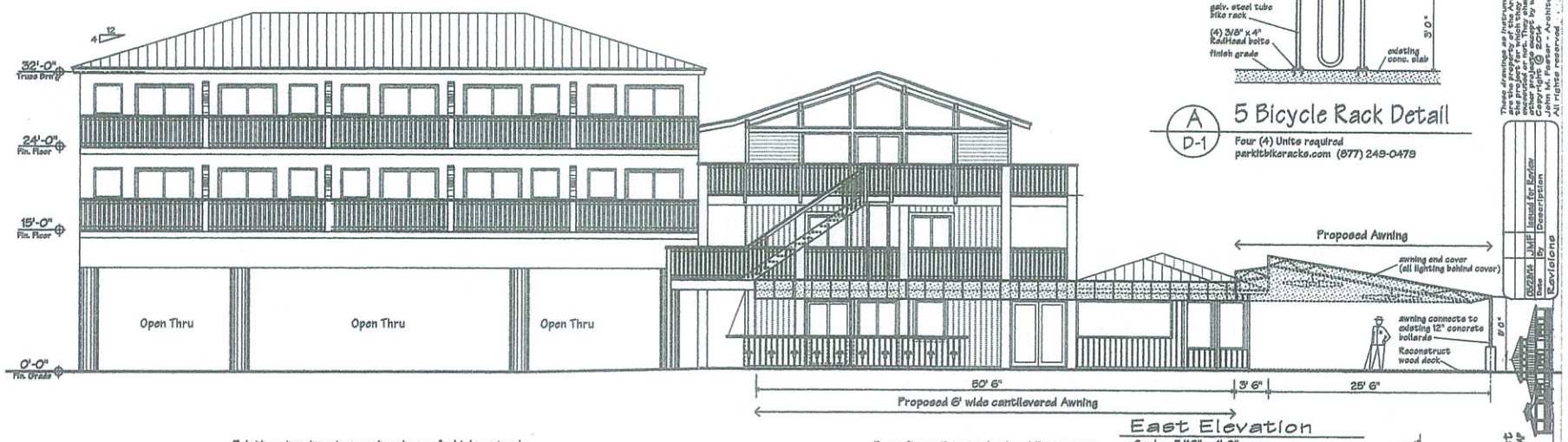
Date	By	Description
05/22/15	JMF	Issued for Review

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
16255 Edge Avenue Ft. Pierce, Florida 34982
(772) 370-0404 - Florida Registration No. 8511
jmfarch@gmail.com

Site Cross Section

INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce Florida

Sheet CS-1 of 1



East Elevation

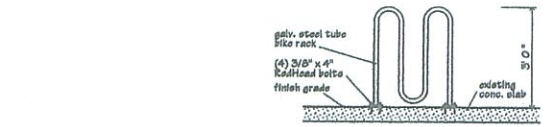
Scale - 3/16" = 1' 0"

Existing structure to remain, minor refurbishment only

Install NFPA 13 - R Automatic Fire Sprinkling System, upgrade Fire Alarm & Detection System

Reconfigure Existing 1st Level Restaurant

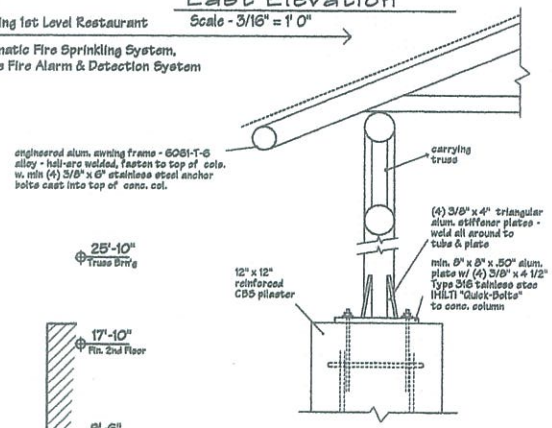
Install NFPA 13 Automatic Fire Sprinkling System, in Restaurant - upgrade Fire Alarm & Detection System



A / D-1 5 Bicycle Rack Detail

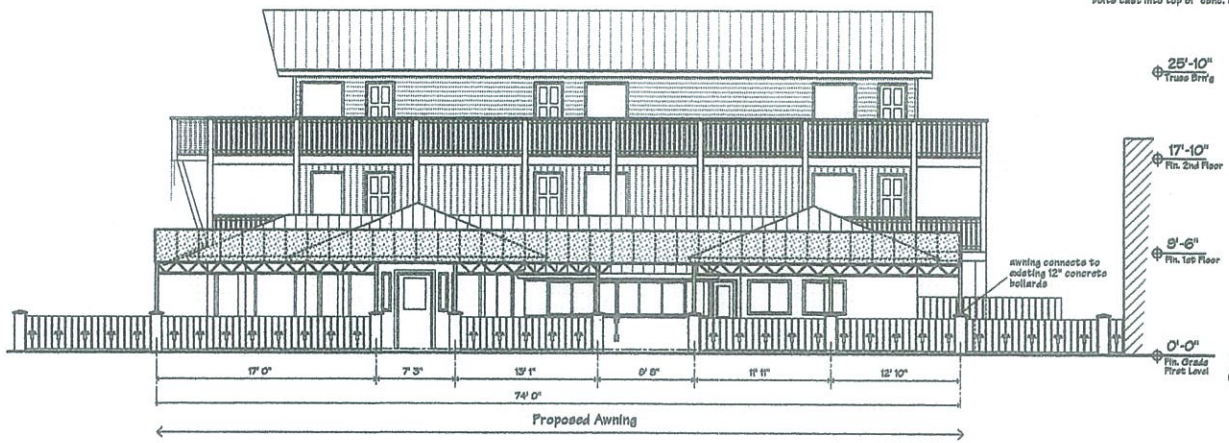
Four (4) Units required

parkitbikeracks.com (877) 249-0479



Awning Connection

FBC 160 mph - Exposure "D"



North Elevation

0' 5' 10' 15' 20' 25' Scale - 3/16" = 1' 0"

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

Date	By	Description
09/28/14	JMF	Issued for Review

These drawings as instruments of service are and shall remain the property of the architect. The ideas and designs incorporated in the plans, specifications and other project design are prepared for use on the project for which they are prepared by and are not to be used in whole or in part for any other project except by written agreement. Copyright © 2014 John M. Foster - Architect All rights reserved.

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11200 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-6606 - Florida Registration No. 6501
jmfosterfl@aol.com

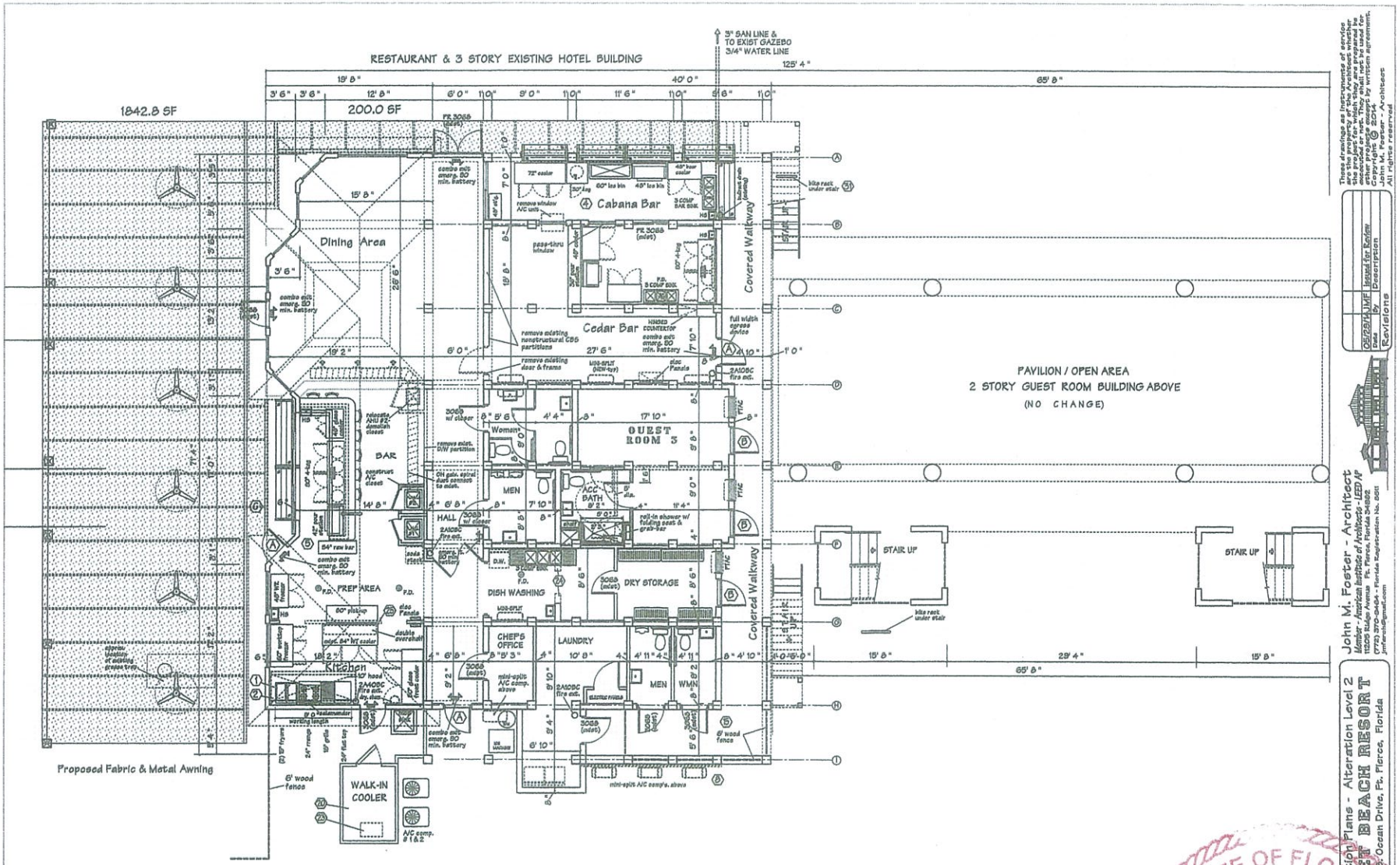
Renovation Plans - Alteration Level 2

INLET BEACH RESORT

310 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-1 of

STATE OF FLORIDA JOHN M. FOSTER REGISTERED ARCHITECT AR0008511



These drawings as instruments of service are and shall remain the property of the architect whether the project for which they are prepared is executed or not. They shall not be used for extensions of this project or on any other projects without the written permission of the architect.
Copyright© @ 2014
John M. Foster - Architect
All rights reserved

Revisions		
Description	By	Date
Issued for Review	JMF	05/23/14

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8404 - Florida Registration No. 8501
jmfarch@gmail.com

Renovation Plans - Alteration Level 2
INLET BEACH RESORT
10 S. Ocean Drive, Ft. Pierce, Florida

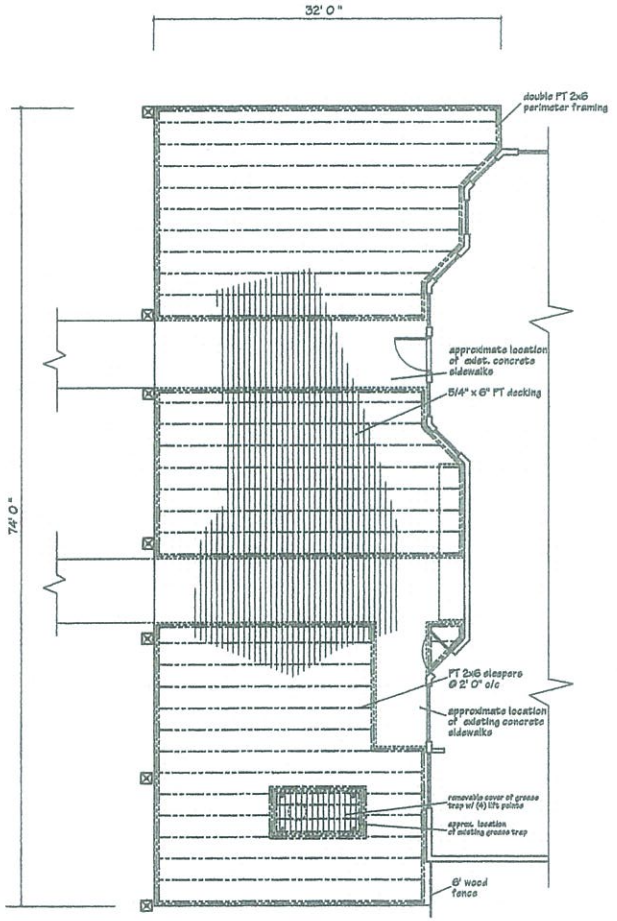
Sheet A-2 of 3

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

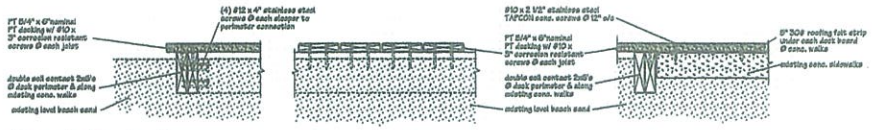
STATE OF FLORIDA
JOHN M. FOSTER
REGISTERED ARCHITECT
AR0008511

5-23-14



Deck Framing Plan

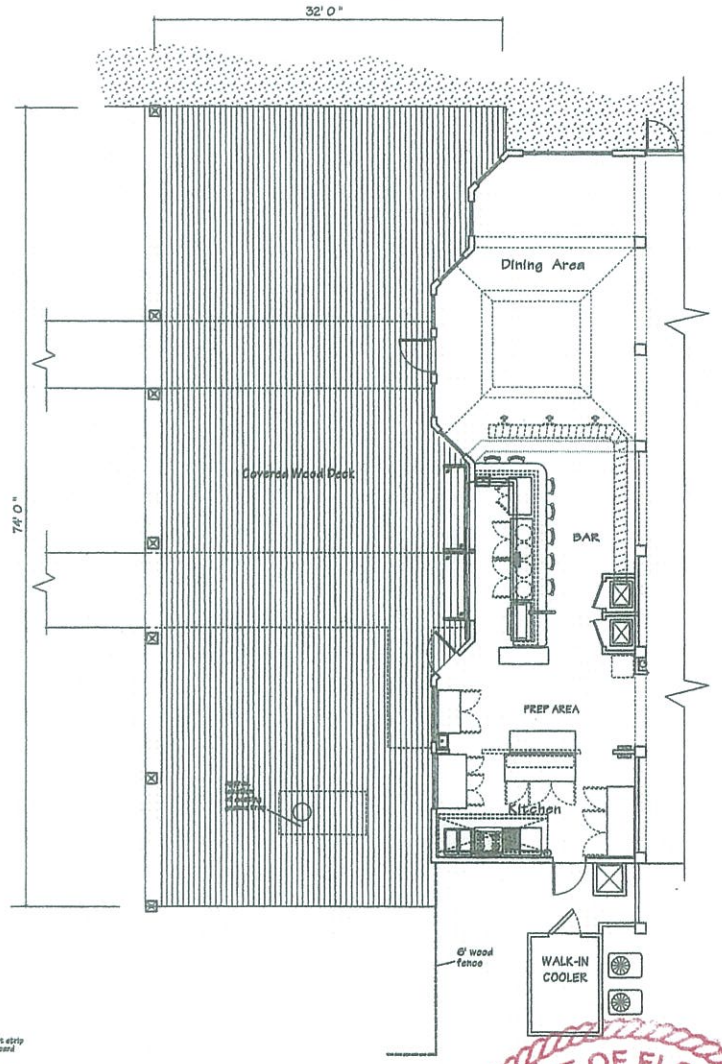
Scale - 3/16" = 1' 0"



Deck Details

Scale - 1 1/2" = 1' 0"

1) Deck sleepers shall be nominal PT 2x6's @ 2' 0" o/c - soil contact rated
2) Deck boards shall be nominal 5/4" x 6" pre-sanded PT
3) Existing finish grade will be unchanged = 0 CY cut/fill



Deck Plan

Scale - 3/16" = 1' 0"

North

0' 5' 10' 15' 20' 25'

FBC 2010/12 "Existing"
Alteration Level 2
Asce 7-10 Risk Category 2,
160 mph — Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

STATE OF FLORIDA
JOHN M. FOSTER
REGISTERED ARCHITECT
AR0008511

5.29.14

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared is executed or not. They are not to be used by any other party without the express written permission of the Architect.
John M. Foster - Architect
All rights reserved

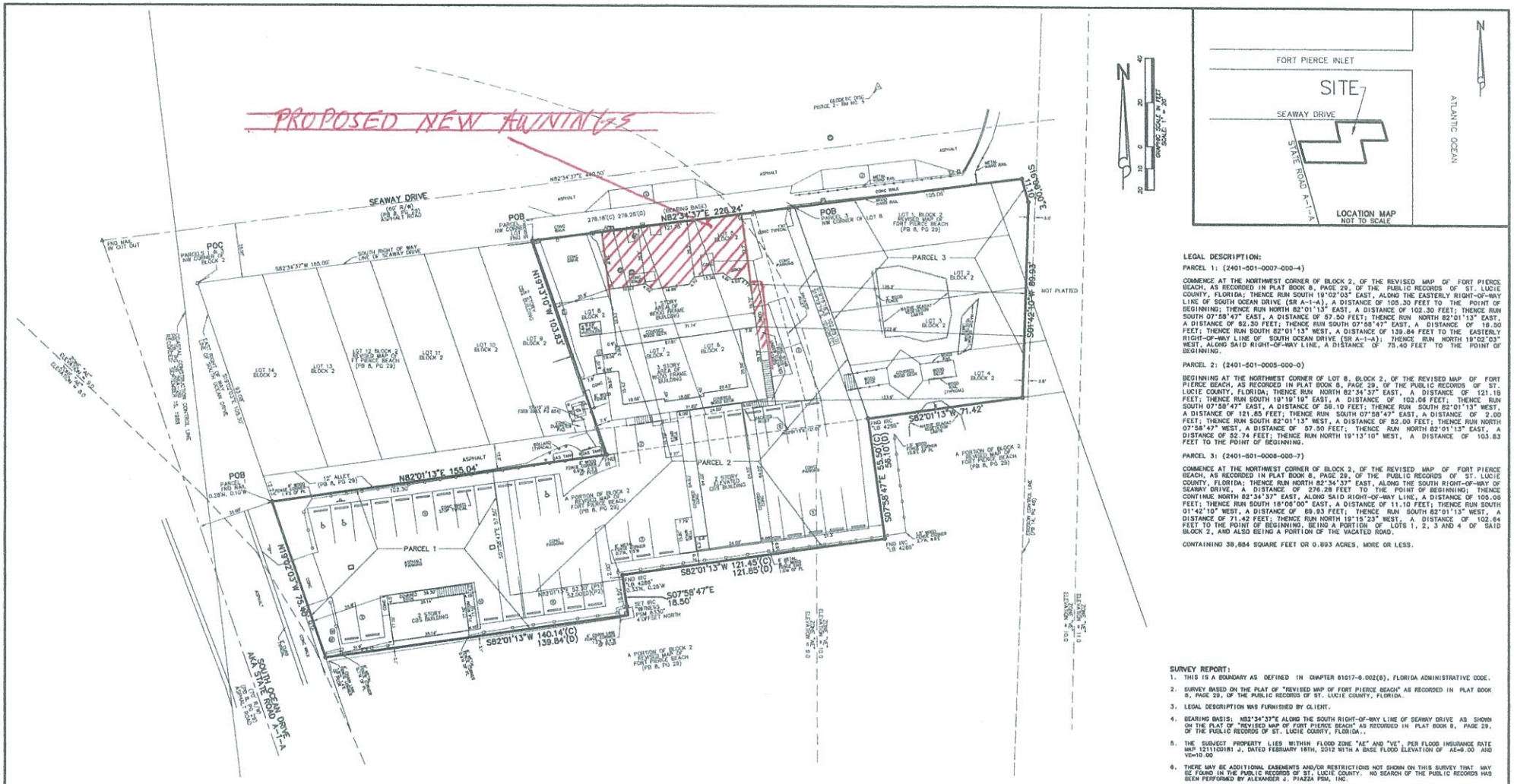
Date	By	Description
05/29/14	JMF	Issued for Review

Revisions

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8484 - Florida Registration No. 8011
jmfarch@gmail.com

Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-1 of 6



LEGAL DESCRIPTION:

PARCEL 1: (2401-501-0007-000-4)

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 2, OF THE REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 19°02'03" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (SR A-1-A), A DISTANCE OF 105.30 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 82°01'13" EAST, A DISTANCE OF 102.30 FEET; THENCE RUN SOUTH 07°58'47" EAST, A DISTANCE OF 57.50 FEET; THENCE RUN NORTH 82°01'13" EAST, A DISTANCE OF 52.30 FEET; THENCE RUN SOUTH 07°58'47" EAST, A DISTANCE OF 16.50 FEET; THENCE RUN SOUTH 82°01'13" WEST, A DISTANCE OF 139.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (SR A-1-A); THENCE RUN NORTH 19°02'03" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (2401-501-0005-000-0)

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 2, OF THE REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 82°34'37" EAST, A DISTANCE OF 121.15 FEET; THENCE RUN SOUTH 19°19'10" EAST, A DISTANCE OF 102.06 FEET; THENCE RUN SOUTH 07°58'47" EAST, A DISTANCE OF 56.10 FEET; THENCE RUN SOUTH 82°01'13" WEST, A DISTANCE OF 121.85 FEET; THENCE RUN SOUTH 07°58'47" EAST, A DISTANCE OF 2.00 FEET; THENCE RUN SOUTH 82°01'13" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 07°58'47" WEST, A DISTANCE OF 57.50 FEET; THENCE RUN NORTH 82°01'13" EAST, A DISTANCE OF 82.74 FEET; THENCE RUN NORTH 19°13'10" WEST, A DISTANCE OF 103.83 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (2401-501-0008-000-7)

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 2, OF THE REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 82°34'37" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SEAWAY DRIVE, A DISTANCE OF 276.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 82°34'37" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.08 FEET; THENCE RUN SOUTH 18°06'00" EAST, A DISTANCE OF 11.10 FEET; THENCE RUN SOUTH 01°42'10" WEST, A DISTANCE OF 89.93 FEET; THENCE RUN SOUTH 82°01'13" WEST, A DISTANCE OF 71.42 FEET; THENCE RUN NORTH 19°15'23" WEST, A DISTANCE OF 102.64 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 2, AND ALSO BEING A PORTION OF THE VACATED ROAD.

CONTAINING 38,884 SQUARE FEET OR 0.893 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY AS DEFINED IN CHAPTER 61G17-6.002(8), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF "REVISED MAP OF FORT PIERCE BEACH" AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: N82°34'37"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE AS SHOWN ON THE PLAT OF "REVISED MAP OF FORT PIERCE BEACH" AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA..
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" AND "VE", PER FLOOD INSURANCE RATE MAP 12111C0181 J, DATED FEBRUARY 16TH, 2012 WITH A BASE FLOOD ELEVATION OF AE=8.00 AND VE=10.00
6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
7. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR PERMITTING PURPOSES ON A COMMERCIAL BUSINESS AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE; ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
   PREPARED FOR: - FORT PIERCE BEACH INLET BEACH RESORT, LLC
10. © COPYRIGHT 2012 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 7-13-12

DATE OF SURVEY: 7-24-12

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

LEGEND:

(D)	= DEED
(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CNF	= COULD NOT FIND
CONC	= CONCRETE
C.L.F.	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
FH	= FIRE HYDRANT
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
I.P.	= IRON PIPE
INV	= INVERT
I.R.C.	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
(P1)	= PARCEL 1
(P2)	= PARCEL 2
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RC	= RAISED CURB
RCP	= REINFORCED CONCRETE PIPE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SMH	= SANITARY MANHOLE
UE	= UTILITY EASEMENT

SYMBOLS:

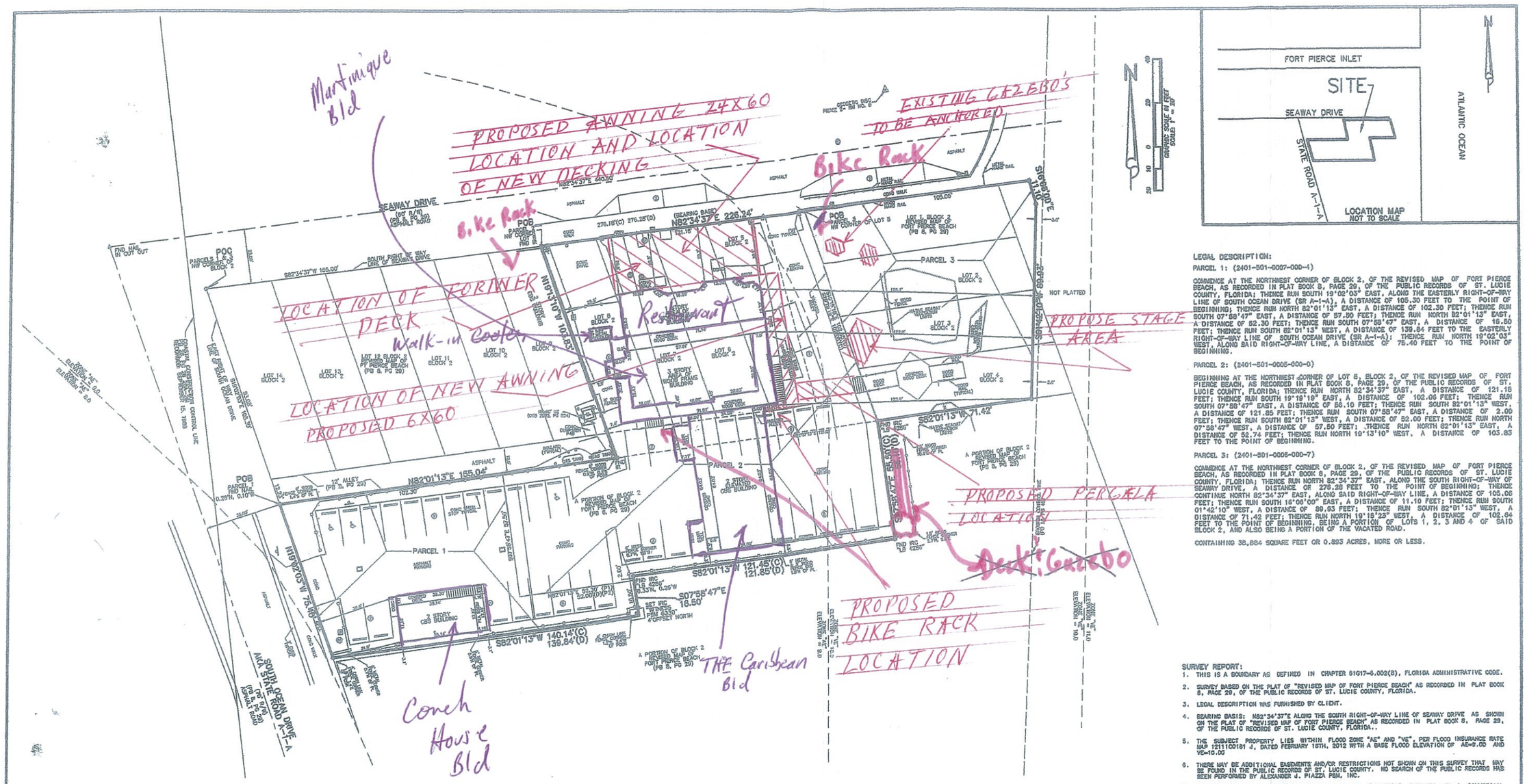
	= HANDICAPPED PARKING SPACE
BFP	= BACKFLOW PREVENTER
SMH	= SANITARY MAN HOLE
GW	= GUY WIRE ANCHOR
CATV	= CABLE TELEVISION BOX
CB	= CATCH BASIN
IRR	= IRRIGATION CONTROL VALVE
CO	= CLEANOUT
EB	= ELECTRIC BOX
SBB	= SOUTHERN BELL BOX
(#)	= DENOTES NUMBER OF PARKING SPACES
FH	= FIRE HYDRANT
LP	= LIGHT POLE
PP	= POWER POLE
SH	= SPRINKLER HEAD
WV	= WATER VALVE
W	= WELL
WM	= WATER METER
WPP	= WOOD POWER POLE
-x-x-	= CHAIN LINK FENCE
-GB-	= GUARD RAIL
●	= SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:
9-28-12	ADD EROSION CONTROL LINE, SEAOAT LIMITS	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
110 SOUTH OCEAN DRIVE
(2041 SEAWAY DRIVE)
AS PREPARED FOR
FT. PIERCE BEACH INLET BEACH RESORT, LLC

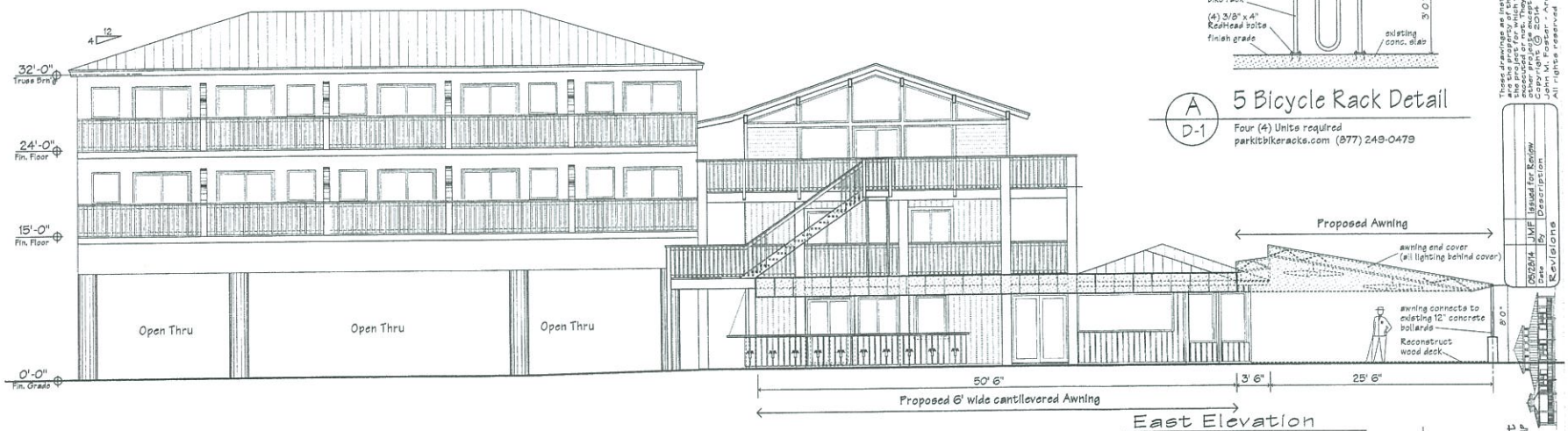
CAD	K:\BUILDERS\DWG2012\DWG\12-1378			
REF	K:\			
FLD	CJM/AJP	FB.	PG.	JOB 12-1378
OFF	CJM			DATE 7-24-12
CKD	AJP	SHEET 1 OF 1		DWG D-0485


Martinique Bld
PROPOSED AWNING 24X60
LOCATION AND LOCATION
OF NEW DECKING
EXISTING GAZEBO'S
TO BE ANCHORED
Bike Rack
Bike Rack
LOCATION OF FORMER
DECK
Walk-in Cooler
LOCATION OF NEW AWNING
PROPOSED 6X60
PROPOSE STAGE
AREA
PROPOSED PERGOLA
LOCATION
Deck Gazebo
PROPOSED
BIKE RACK
LOCATION
Conch
House
Bld
THE Caribbean
Bld
SEAWAY DRIVE
(60' R/W)
(PB 8, PG 29)
ASPHALT ROAD
SOUTH OCEAN DRIVE
AKA STATE ROAD A-1-A
(PB 8, PG 29)
ASPHALT ROAD
POC
PARCELS 1 & 2
NW CORNER
BLOCK 2
POB
PARCEL 1
POB
PARCEL 2
NW CORNER OF LOT 5
S82°34'37"W 165.00'
SOUTH RIGHT OF WAY
LINE OF SEAWAY DRIVE
N82°34'37"E 440.00'
N82°34'37"E 226.24'
(BEARING BASIS)
276.15'(C) 276.25'(D)
N82°01'13"E 155.04'
102.30'
N19°13'10"W 103.83'
N19°02'03"W 75.40'
S82°01'13"W 140.14'(C)
139.84'(D)
S82°01'13"W 71.42'
S82°01'13"W 121.45'(C)
121.35'(D)
S07°58'47"E
16.50'
S07°58'47"E 57.50'
S19°02'03"E 75.40'
S19°13'10"E 103.83'
N19°13'10"E 103.83'
PARCEL 1
PARCEL 2
PARCEL 3
Restaurant
3 STORY
CBS BUILDING
1 STORY
CBS BUILDING
LOT 1, BLOCK 2
REVISED MAP OF
FORT PIERCE BEACH
(PB 8, PG 29)
A PORTION OF BLOCK 2
REVISED MAP OF
FORT PIERCE BEACH
(PB 8, PG 29)
NOT PLATTED
SET IRC
LB 4250
0.35'N, 0.26'W
FND IRC
LB 4250
0.20'N, 0.10'W
FND IRC
LB 4250
SET IRC
WITNESS
FND 63.0'
OFFSET NORTH
FND IRC
LB 4250
0.25'W
FND IRC
LB 4250
0.25'W
SET 5/8" IRC
LB 4250
0.25'W
FND IRC
LB 4250
0.25'W
FND IRC
LB 4250
0.25'W
FND

Seaway Drive

ENJOY!
SOUTH BEACH
FORT PIERCE
BEACHFRONT
INN
AT HUTCHINSON ISLAND
110 SOUTH OCEAN DRIVE

15
MPH



East Elevation

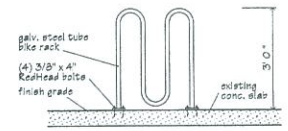
Scale - 3/16" = 1' 0"

Existing structure to remain, minor refurbishment only

Install NFPA 13 - R Automatic Fire Sprinkling System, upgrade Fire Alarm & Detection System

Reconfigure Existing 1st Level Restaurant

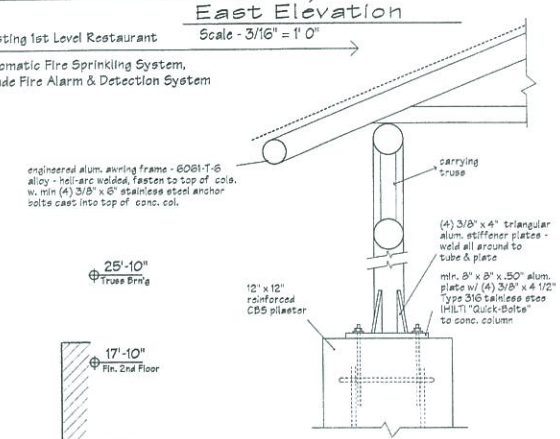
Install NFPA 13 Automatic Fire Sprinkling System, in Restaurant - upgrade Fire Alarm & Detection System



A D-1

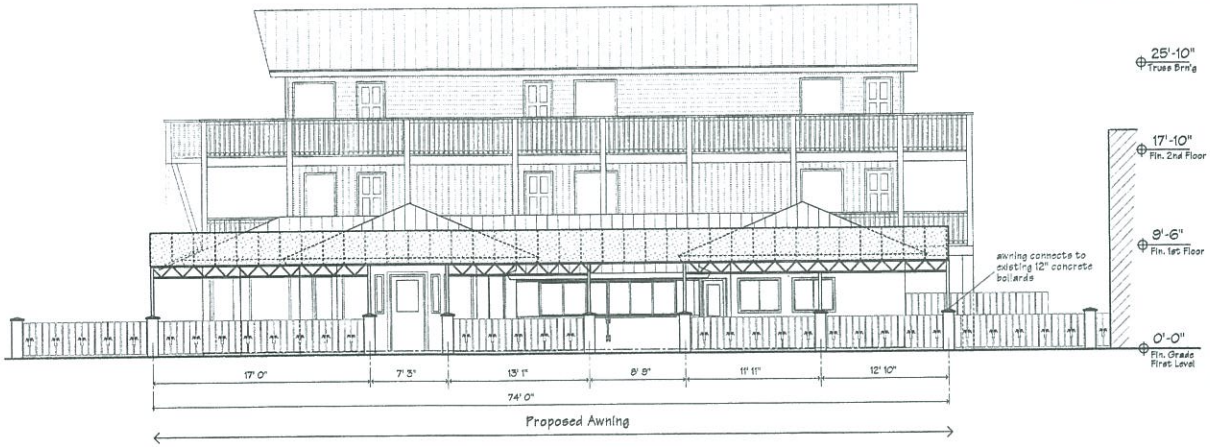
5 Bicycle Rack Detail

Four (4) Units required
parkitbikeracks.com (877) 249-0479



Awning Connection

FBC 160 mph - Exposure "D"



North Elevation

0' 5' 10' 15' 20' 25' Scale - 3/16" = 1' 0"

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

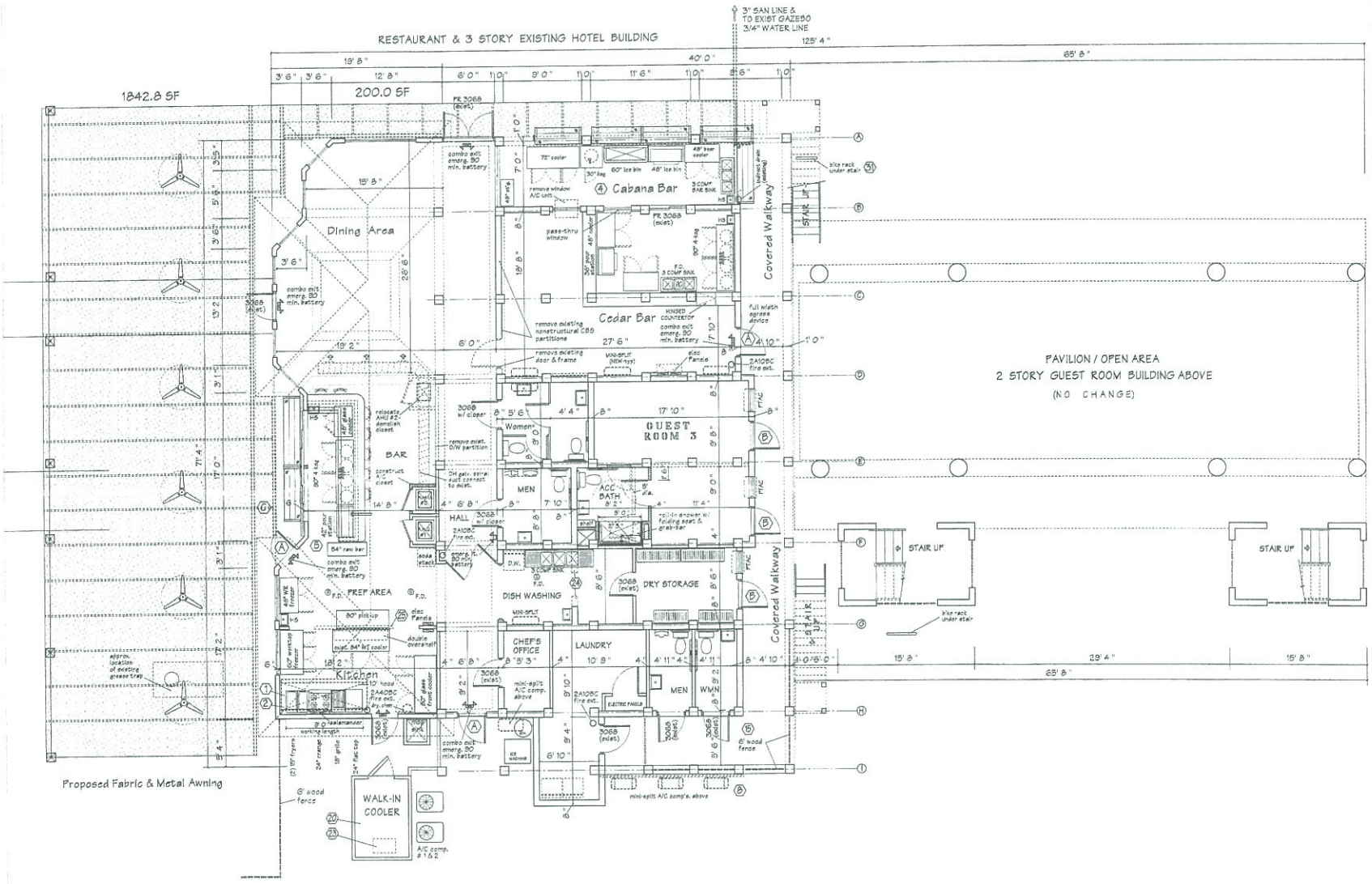
These drawings are instruments of service and the property of the Architect whether the project for which they are prepared is executed or not. They shall not be used for any other purposes except by written agreement.
Copyright © 2014
John M. Foster - Architects
All rights reserved

Date	By	Revisions
09/28/14	JMF	Issued for Review

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11209 Ridge Avenue Ft. Pierce, Florida 34832
(772) 370-8484 - Florida Registration No. 8511
jmfarch@gmail.com

Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-1 of



Ground Level Floor Plan

North

0' 5' 10' 15' 20' 25' Scale - 3/16" = 1' 0"

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph – Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

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

Revisions	Description	Issued for Review
By	JMF	
Date	05/28/14	

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11209 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-0484 - Florida Registration No. 9611
jmfarch@gmail.com

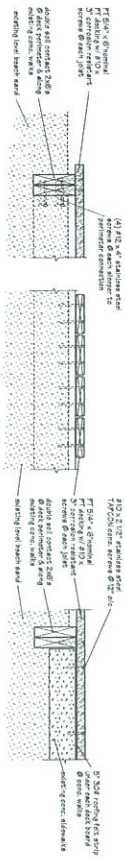
Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-2 of 3

STATE OF FLORIDA JOHN M. FOSTER REGISTERED ARCHITECT

Deck Details

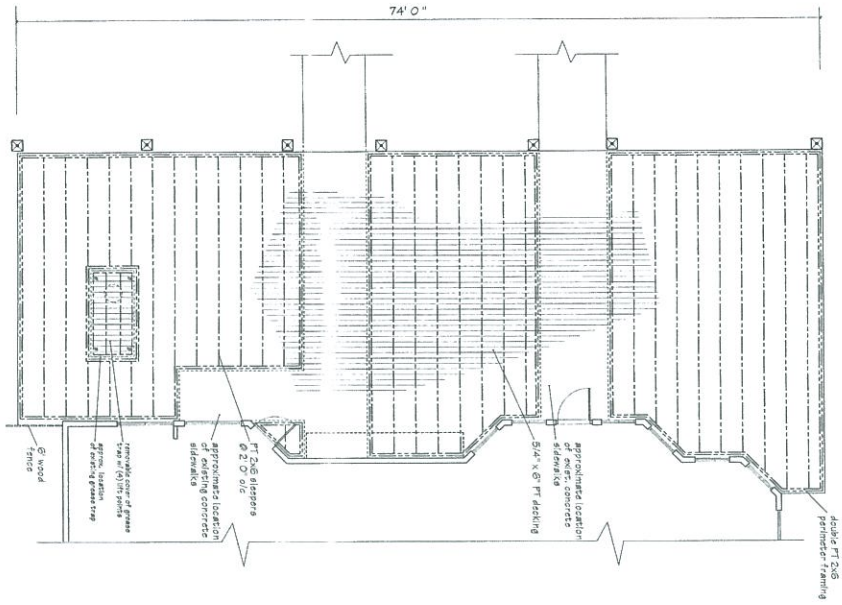
Scale - 1 1/2" = 1' 0"



1) Deck sleepers shall be nominal PT 2x6's @ 2' 0" o/c - soil contact rated
2) Deck boards shall be nominal 5/4" x 6" pre-sanded PT
3) Existing finish grade will be unchanged = 0 CY cut/fill

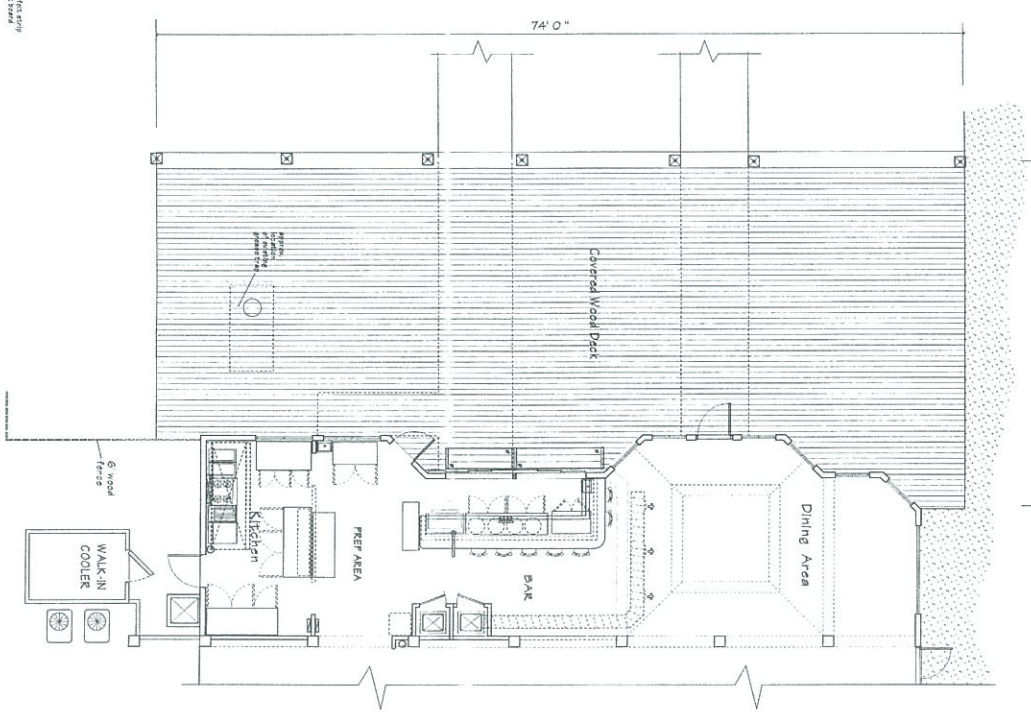
Deck Framing Plan

Scale - 3/16" = 1' 0"



Deck Plan

Scale - 3/16" = 1' 0"



North

0' 5' 10' 15' 20' 25'

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "B"

VERIFY ALL DIMENSIONS ON-SITE

Sheet A-2 of 3

Renovation Plans - Alteration Level 2

INLET BEACH RESORT

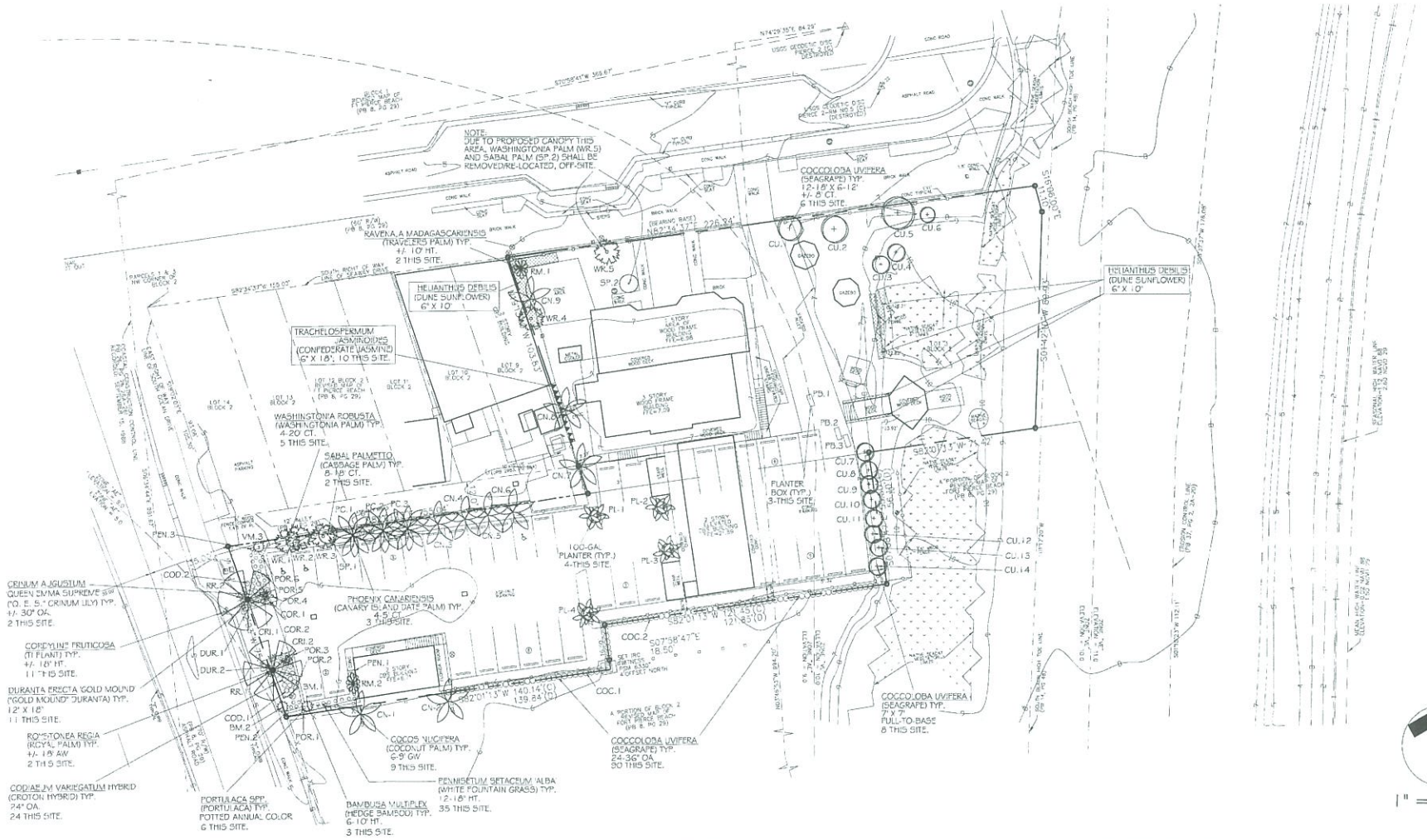
110 S. Ocean Drive, Ft. Pierce, Florida

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

Date	By	Description
05/29/14	JMF	Issued for Review

Revisions

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



PALMS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
CN.1	COCOS NUCIFERA	COCONUT PALM	-	-	8' GRAY WOOD (GW)
CN.2	COCOS NUCIFERA	COCONUT PALM	-	-	8' GW.
CN.3	COCOS NUCIFERA	COCONUT PALM	-	-	8' GW.
CN.4	COCOS NUCIFERA	COCONUT PALM	-	-	8' GW.
CN.5	COCOS NUCIFERA	COCONUT PALM	-	-	6' GW.
CN.6	COCOS NUCIFERA	COCONUT PALM	-	-	8' GW.
CN.7	COCOS NUCIFERA	COCONUT PALM	-	-	6' GW.
CN.8	COCOS NUCIFERA	COCONUT PALM	-	-	8' GW.
CN.9	COCOS NUCIFERA	COCONUT PALM	-	-	9' GW.
RR.1	ROYSTONEA REGIA	ROYAL PALM	-	-	18' GW.
RR.2	ROYSTONEA REGIA	ROYAL PALM	-	-	17' GW.
SP.1	SABAL PALMETTO	CABBAGE PALM	-	-	18' CLEAR TRUNK (CT)
SP.2	SABAL PALMETTO	CABBAGE PALM	-	-	8' CT., TO BE REMOVED
WR.1	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	-	-	20' CT.
WR.2	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	-	-	20' CT.
WR.3	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	-	-	14' CT.
WR.4	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	-	-	6' CT.
* WR.5	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	-	-	4' CT., TO BE REMOVED

* TO BE REMOVED/RE-LOCATED OFF SITE

TREES

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
CU.1	COCCOLOBA UVIFERA	SEAGRAPE	14'	10'	SINGLE TRUNK, 8' CT.
CU.2	COCCOLOBA UVIFERA	SEAGRAPE	18'	12'	MULTI-TRUNK, 8' CT.
CU.3	COCCOLOBA UVIFERA	SEAGRAPE	10'	5'	MULTI-TRUNK, 6' CT.
CU.4	COCCOLOBA UVIFERA	SEAGRAPE	10'	8'	MULTI-TRUNK, 6' CT.
CU.5	COCCOLOBA UVIFERA	SEAGRAPE	14'	14'	MULTI-TRUNK, 8' CT.
CU.6	COCCOLOBA UVIFERA	SEAGRAPE	12'	6'	MULTI-TRUNK, 8' CT.
CU.7	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.8	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.9	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.10	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.11	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.12	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.13	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE
CU.14	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE

ACCENTS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
BM.1	BAMBUSA MULTIPLEX	HEDGE BAMBOO	6'	3'	STRESSED: SALT SPRAY? LOW IRRIGATION?
BM.2	BAMBUSA MULTIPLEX	HEDGE BAMBOO	8'	3'	STRESSED: SALT SPRAY? LOW IRRIGATION?
BM.3	BAMBUSA MULTIPLEX	HEDGE BAMBOO	10'	4'	STRESSED: SALT SPRAY? LOW IRRIGATION?
RM.1	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10'	3'	4' C. FAR TRUNK (CT)
RM.1	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10'	3'	4' CLEAR TRUNK (CT)
CRI.1	CRINUM AUGUSTUM 'QUEEN EMMA SUPREME'	Q. E. S. CRINUM LILY	30"	30"	SINGLE STEM, MINIMAL LEAVES; STRESSED: SALT SPRAY? LOW IRRIGATION?
CRI.2	CRINUM AUGUSTUM 'QUEEN EMMA SUPREME'	Q. E. S. CRINUM LILY	30"	30"	SINGLE STEM, MINIMAL LEAVES; STRESSED: SALT SPRAY? LOW IRRIGATION?

PLANTERS

SYM	NAME	DESCRIPTION	HT	SPRD	COMMENTS
PB.1	PLANTER, BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3' VAR. OHT. SCHEFFLERA
PB.2	PLANTER, BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3' GARDENIA
PB.3	PLANTER, BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3' VAR. OHT. SCHEFFLERA
PL.1	PLANTER, LARGE +/- 100-GAL. POT	MOBILE, W/ PALMS	4'	5'	TRPL MONTGOMERY PALM
PL.2	PLANTER, LARGE +/- 100-GAL. POT	MOBILE, W/ PALMS/BRO	4'	5'	TRPL MONTGOMERY PALM W/ BROMELIADS
PL.3	PLANTER, LARGE +/- 100-GAL. POT	MOBILE, W/ PALMS/BRO	4'	5'	TRPL MONTGOMERY PALM W/ BROMELIADS
PL.4	PLANTER, LARGE +/- 100-GAL. POT	MOBILE, W/ PALMS	4'	5'	TRPL MONTGOMERY PALM
POR.1	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.2	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.3	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.4	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.5	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.6	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN

SHRUBS/GROUND COVERS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
CDC.1	COCCOLOBA UVIFERA	SEAGRAPE	3'-4'	2'-3'	(32) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
CDC.2	COCCOLOBA UVIFERA	SEAGRAPE	3'-4'	2'-3'	(58) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
CDD.1	CODIAEUM VARIEGATUM HYBRID	HYBRID CROTON	24"	24"	(15) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
CDD.2	CODIAEUM VARIEGATUM HYBRID	HYBRID CROTON	24"	24"	(9) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COR.1	CORDYLINE FRUTICOSA	TI PLANT	18"	12"	(6) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COR.2	CORDYLINE FRUTICOSA	TI PLANT	18"	12"	(5) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
DUR.1	DURANTA ERECTA 'GOLD MOUND'	'GOLD MOUND' DURANTA	12"	15"	(6) 1-GAL; 18" OC (MAX.); DRIP IRRIG.
DUR.2	DURANTA ERECTA 'GOLD MOUND'	'GOLD MOUND' DURANTA	12"	18"	(5) 1-GAL; 18" OC (MAX.); DRIP IRRIG.
PEN.1	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12" - 18"	OA.	(14) 3-GAL; 24" OC (MIN.); stressed: low H.O
PEN.2	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12" - 18"	OA.	(6) 3-GAL; 24" OC (MIN.); stressed: low H.O
PEN.3	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12" - 18"	OA.	(15) 3-GAL; 24" OC (MIN.); stressed: low H.O
-	HELIANTHUS DEBILIS	DUNE SUNFLOWER	6'	10'	4 BED AREAS; EVENLY SPACED; DRIP IRRIG.
-	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	6'	18'	(10) 1-GAL, EVENLY SPACED ALONG FENCE

* ASSUMED CONTAINER SIZE, AT INSTALLATION.

NOTES

- Plant material reviewed/inventoried on April 3, 2014.
- Tree/palm locations are per Client-supplied survey. Locations of all other plant materials are approximations, relative to survey representations.
- Existing plant material specifications (NAME; HT., SPRD., CT, GW, OA; etc.) are based on Landscape Architect's plant knowledge/professional experience.

LPLA
Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811 fax 772.219.4211
lpla1@bellsouth.net

Inlet Beach Resort

110 South Ocean Drive/2041 Seaway Drive

Plant Inventory

JOB#: 1402.00
DWN : L.P.
DATE: 4.04.14
REV : 4.14.14
4.15.14

SCALE: 1" = 20'-0"

2013-2014

Weblon® Coast Line PLUS®

62" wide / 15 oz. per square yard (weight varies slightly from color to color)

Coastline Plus® awning fabric is a high performance PVC composite that features a strong polyester base fabric. The top surface is treated with the Rain Kleen® finish for color retention and prolonged fabric life. Coastline Plus® is UV, water, and mildew resistant, and is backed by a 5-year limited warranty.

Coastline Plus is available in solids, complement solids, linen-backed solids and select stripe patterns. It is extra strong, with manageable weight for superior resistance to sag and stretch.

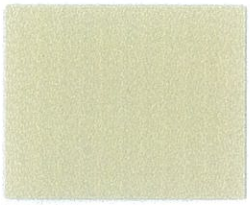
Flame resistance meets or exceeds the standards of California State Fire Marshal, NFPA -701 TM2, and ASTM E-84 Class A flame spread.

857290
CP2790 SAIL WHITE

857239
CP2739 IVORY COAST

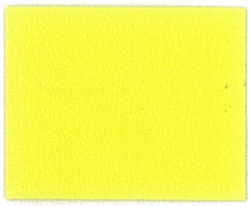
857238
CP2738 EBBTIDE TAN

857200
CP2700 SAND



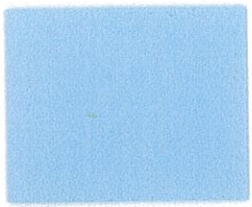
857897
CP2797 ALMOND
PREMIUM

857892
CP2792 BEIGE



857206
CP2706 BEACON YELLOW

857223
CP2723 PANAMA PURPLE
PREMIUM



857220
CP2720 MIST BLUE
PREMIUM

857241
CP2741 BAY BLUE

857246
CP2746 OCEAN BLUE

857212
CP2712 DEEP SEA BLUE

857247
CP2747 NAVY BLUE
PREMIUM

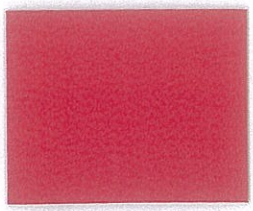
857217
CP2717 GULL GRAY
PREMIUM

857219
CP2719 DRIFTWOOD

857218
CP2718 CHARCOAL GRAY
PREMIUM

857230
CP2730 SUNRISE SAFFRON
PREMIUM

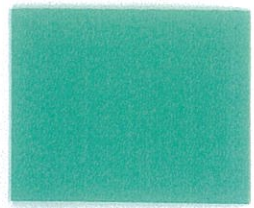
857226
CP2726 DEEP RED
PREMIUM



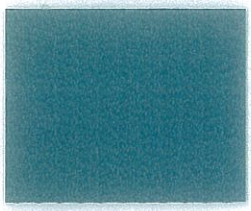
857207
CP2707 PORTLIGHT RED
PREMIUM

857215
CP2715 BURGUNDY

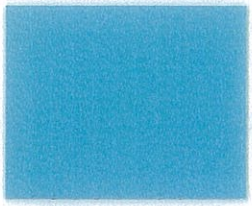
857234
CP2734 JADE
PREMIUM



857244
CP2744 AQUAMARINE
PREMIUM



857242
CP2742 TROPIC GREEN
PREMIUM



857204
CP2704 ISLAND TURQUOISE

857202
CP2702 SEA PALM
PREMIUM

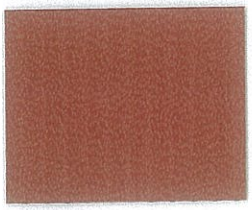
857243
CP2743 TEAL
PREMIUM

857201
CP2701 HARBOR GREEN

857211
CP2711 GLADE GREEN

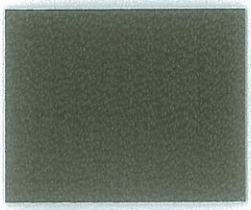
857891
CP2791 DARK TAUPE
PREMIUM

857896
CP2796 TERRA COTTA



857209
CP2709 RUST

857205
CP2705 CORK BROWN

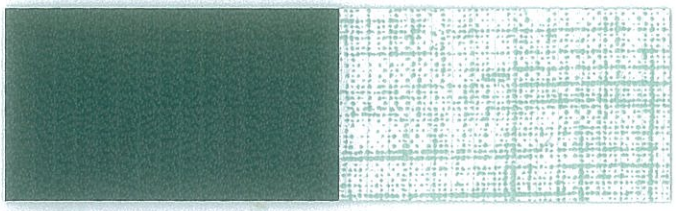
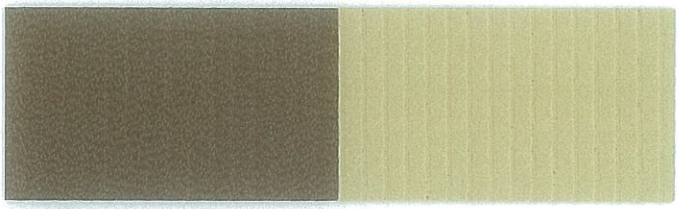
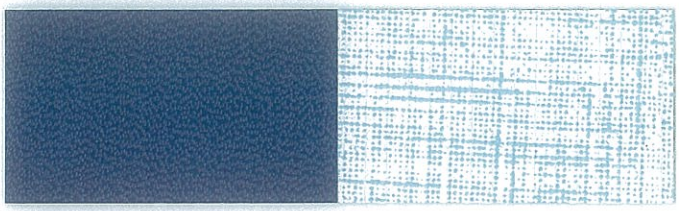
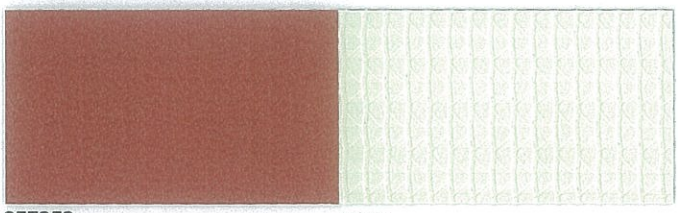
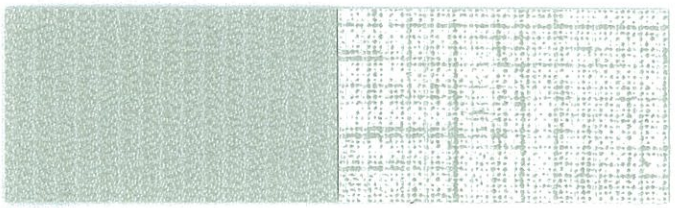


857225
CP2725 BARQUE BROWN

857245
CP2745 PIRATE BLACK

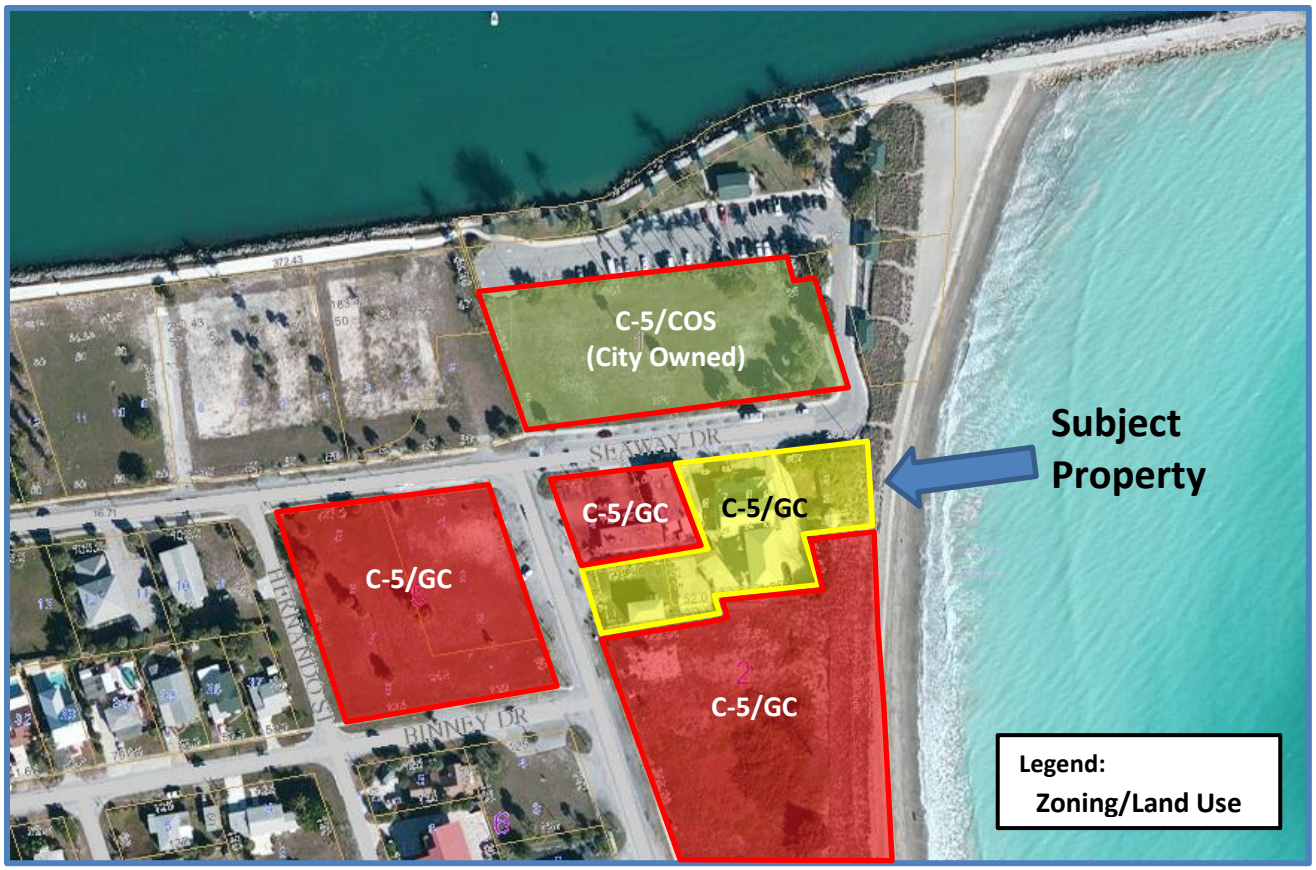
Coastline Plus® Duplex Patterns

Solid topside with Linen print underside.

TOP	UNDERSIDE	TOP	UNDERSIDE
			
857111 CP2811 GLADE GREEN PREMIUM	JADE LINEN	**857250** CP2750 CORK BROWN	SAND
			
857112 CP2812 DEEP SEA BLUE PREMIUM	MIST BLUE LINEN	**857251** CP2751 GLADE GREEN	WHITE
			
857252 CP2752 RUST	IVORY	**857156** CP2856 METALLIC SILVER PREMIUM	SILVER

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.

Location Map



Zoning & Land Use Map

RESTAURANT & 3 STORY EXISTING HOTEL BUILDING

3" SAN LINE & TO EXIST GAZEBO 3/4" WATER LINE

1842.8 SF

200.0 SF

Dining Area

Cabana Bar

Cedar Bar

Covered Walkway

BAR

PREP AREA

Kitchen

GUEST ROOM 3

Women

MEN

HALL

ACC BATH

DISH WASHING

DRY STORAGE

CHEF'S OFFICE

LAUNDRY

MEN

WMN

WALK-IN COOLER

PAVILION / OPEN AREA
2 STORY GUEST ROOM BUILDING ABOVE
(NO CHANGE)

STAIR UP

STAIR UP

bike rack under stair

bike rack under stair

Proposed Fabric & Metal Awning

Ground Level Floor Plan

North

0' 5' 10' 15' 20' 25' Scale - 3/16" = 1' 0"

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

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

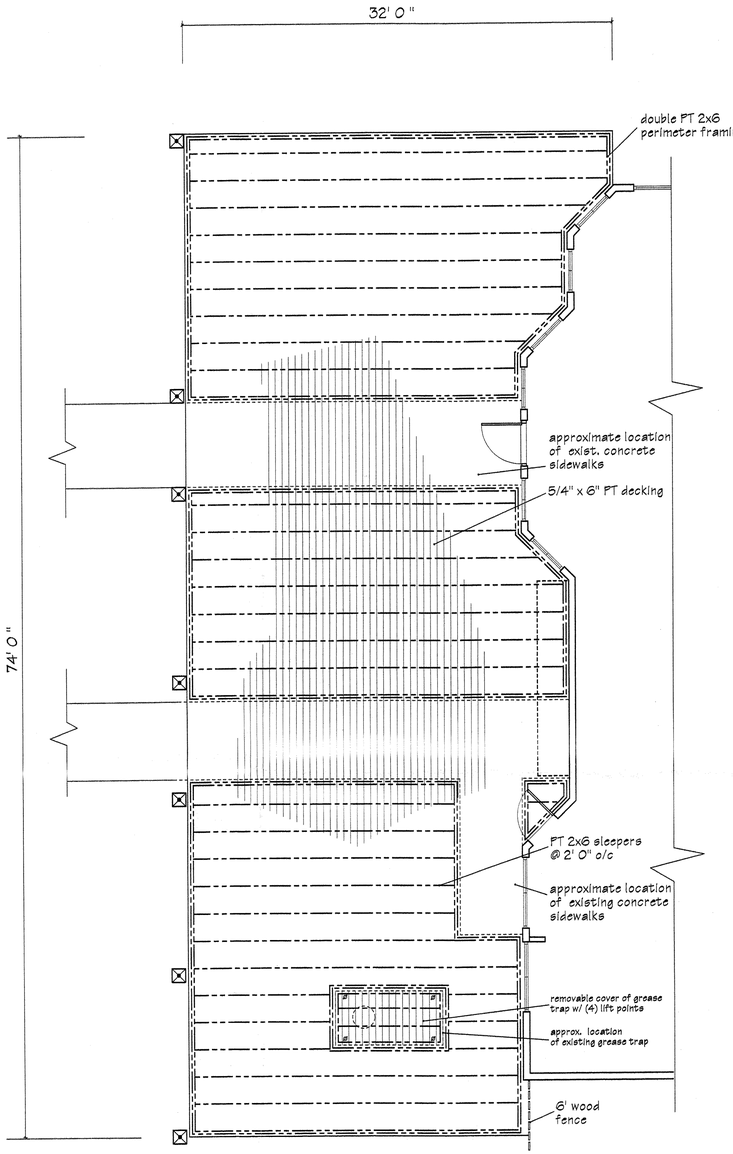
Revisions		
Date	By	Description
05/29/14	JMF	Issued for Review

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8464 - Florida Registration No. 8511
jmfarch@gmail.com

Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

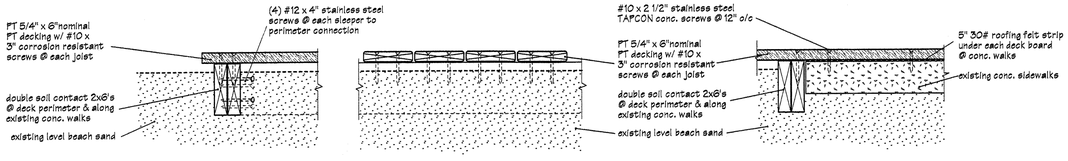
Sheet A-2 of 3

STATE OF FLORIDA · JOHN M. FOSTER · REGISTERED ARCHITECT · AR0008511



Deck Framing Plan

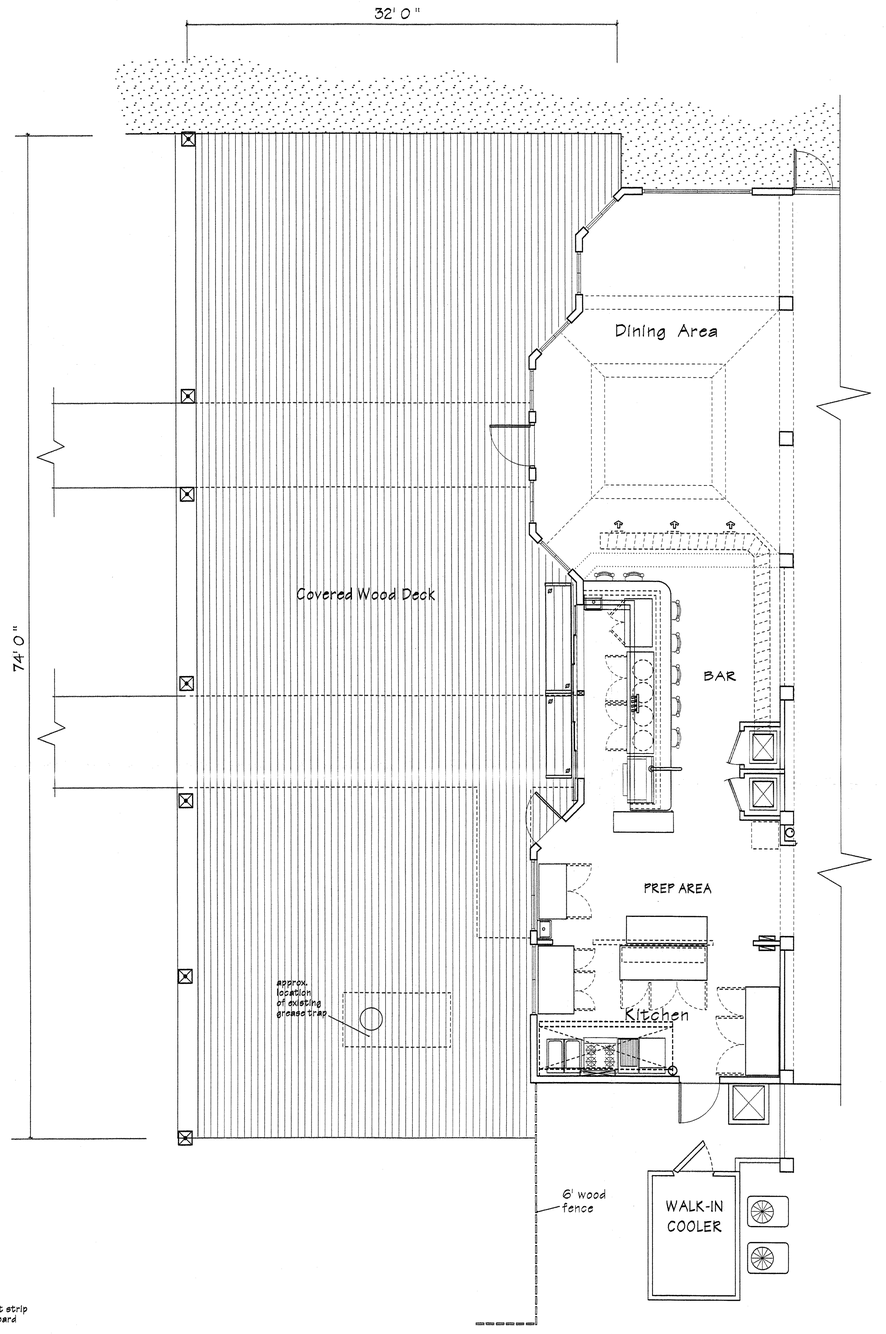
Scale - 3/16" = 1' 0"



Deck Details

Scale - 1 1/2" = 1' 0"

1) Deck sleepers shall be nominal PT 2x6's @ 2' 0" o/c - soil contact rated
2) Deck boards shall be nominal 5/4" x 6" pre-sanded PT
3) Existing finish grade will be unchanged = 0 CY cut/fill



Deck Plan

Scale - 3/16" = 1' 0"

North

0' 5' 10' 15' 20' 25'

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

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

Revisions		
Description	By	Date
Issued for Review	JMF	05/29/14

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8464 - Florida Registeration No. 8511
jmfarch@gmail.com

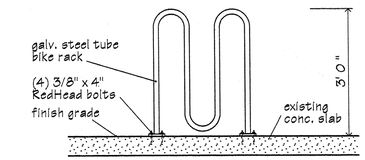
Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-3 of 3

STATE OF FLORIDA JOHN M. FOSTER AR0009516 REGISTERED ARCHITECT

East Elevation

Scale - 3/16" = 1' 0"



A / D-1 5 Bicycle Rack Detail

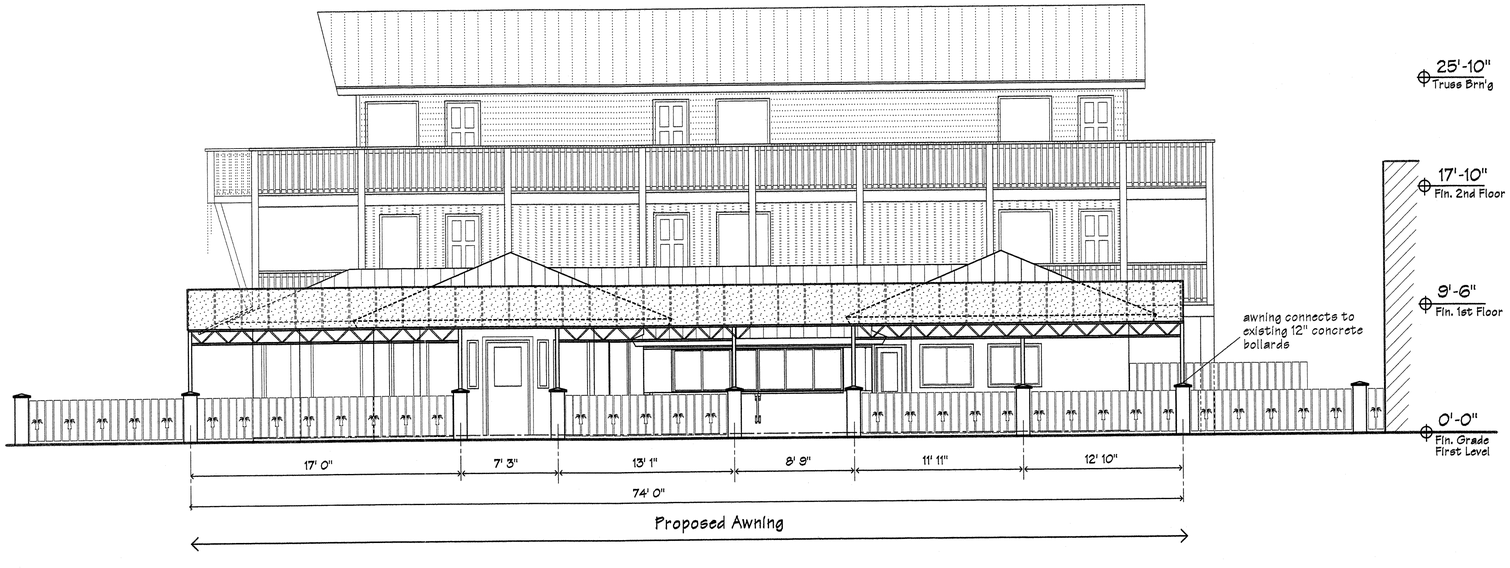
Four (4) Units required
parkitbikeracks.com (877) 249-0479

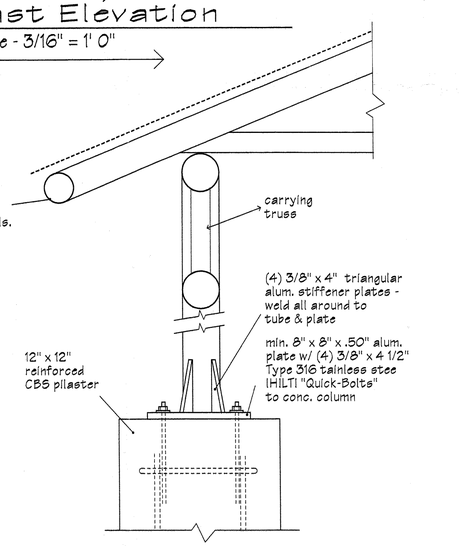
Existing structure to remain, minor refurbishment only

Install NFPA 13 - R Automatic Fire Sprinkling System, upgrade Fire Alarm & Detection System

Reconfigure Existing 1st Level Restaurant

Install NFPA 13 Automatic Fire Sprinkling System, in Restaurant - upgrade Fire Alarm & Detection System





Awning Connection

FBC 160 mph - Exposure "D"

North Elevation

0' 5' 10' 15' 20' 25' Scale - 3/16" = 1' 0"

FBC 2010/12 "Existing"
Alteration Level 2
ASCE 7-10 Risk Category 2
160 mph - Exposure "D"

VERIFY ALL DIMENSIONS ON-SITE

These drawings as instruments of service are the property of the Architect and are not to be used for any work for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
John M. Foster - Architect
All rights reserved

Revisions		
Date	By	Description
05/28/14	JMF	Issued for Review

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-9464 - Florida Registration No. 85311
jmfarch@gmail.com

Renovation Plans - Alteration Level 2
INLET BEACH RESORT
110 S. Ocean Drive, Ft. Pierce, Florida

Sheet A-1 of

STATE OF FLORIDA JOHN M. FOSTER AR0008511 REGISTERED ARCHITECT 5-30-14

1" = 20'-0"

PALMS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
CN.1	COCOS NUCIFERA	COCONUT PALM	–	–	8' GRAY WOOD (GW).
CN.2	COCOS NUCIFERA	COCONUT PALM	–	–	8' GW.
CN.3	COCOS NUCIFERA	COCONUT PALM	–	–	6' GW.
CN.4	COCOS NUCIFERA	COCONUT PALM	–	–	8' GW.
CN.5	COCOS NUCIFERA	COCONUT PALM	–	–	6' GW.
CN.6	COCOS NUCIFERA	COCONUT PALM	–	–	8' GW.
CN.7	COCOS NUCIFERA	COCONUT PALM	–	–	6' GW.
CN.8	COCOS NUCIFERA	COCONUT PALM	–	–	6' GW.
CN.9	COCOS NUCIFERA	COCONUT PALM	–	–	9' GW.
RR.1	ROYSTONEA REGIA	ROYAL PALM	–	–	18' GW.
RR.2	ROYSTONEA REGIA	ROYAL PALM	–	–	17' GW.
SP.1	SABAL PALMETTO	CABBAGE PALM	–	–	18' CLEAR TRUNK (CT).
❋ SP.2	SABAL PALMETTO	CABBAGE PALM	–	–	8' CT.; TO BE REMOVED
WR.1	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	–	–	20' CT.
WR.2	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	–	–	20' CT.
WR.3	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	–	–	14' CT.
WR.4	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	–	–	6' CT.
❋ WR.5	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	–	–	4' CT.; TO BE REMOVED

❋ TO BE REMOVED/RE-LOCATED OFF-SITE

TREES

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
CU.1	COCCOLOBA UVIFERA	SEAGRAPE	14'	10'	SINGLE TRUNK; 8' CT.
CU.2	COCCOLOBA UVIFERA	SEAGRAPE	18'	12'	MULTI-TRUNK; 9' CT.
CU.3	COCCOLOBA UVIFERA	SEAGRAPE	10'	8'	MULTI-TRUNK; 8' CT.
CU.4	COCCOLOBA UVIFERA	SEAGRAPE	10'	8'	MULTI-TRUNK; 8' CT.
CU.5	COCCOLOBA UVIFERA	SEAGRAPE	14'	14'	MULTI-TRUNK; 8' CT.
CU.6	COCCOLOBA UVIFERA	SEAGRAPE	12'	6'	MULTI-TRUNK; 8' CT.
CU.7	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.8	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.9	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.10	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.11	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.12	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.13	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.
CU.14	COCCOLOBA UVIFERA	SEAGRAPE	7'	7'	FULL-TO-BASE.

ACCENTS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
BM.1	BAMBUSA MULTIPLEX	HEDGE BAMBOO	6'	3'	STRESSED; SALT SPRAY? LOW IRRIGATION?
BM.2	BAMBUSA MULTIPLEX	HEDGE BAMBOO	5'	3'	STRESSED; SALT SPRAY? LOW IRRIGATION?
BM.3	BAMBUSA MULTIPLEX	HEDGE BAMBOO	10'	4'	STRESSED; SALT SPRAY? LOW IRRIGATION?
RM.1	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10'	3'	4' CLEAR TRUNK (CT).
RM.1	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10'	3'	4' CLEAR TRUNK (CT).
CRI.1	CRINUM AUGUSTUM 'QUEEN EMMA SUPREME'	QUEEN EMMA SUPREME CRINUM LILY	30"	30"	SINGLE STEM, MINIMAL LEAVES; STRESSED: SALT SPRAY? LOW IRRIGATION?
CRI.2	CRINUM AUGUSTUM 'QUEEN EMMA SUPREME'	QUEEN EMMA SUPREME CRINUM LILY	30"	30"	SINGLE STEM, MINIMAL LEAVES; STRESSED: SALT SPRAY? LOW IRRIGATION?

PLANTERS

SYM	NAME	DESCRIPTION	HT	SPRD	COMMENTS
PB.1	PLANTER: BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3) VAR. DWF. SCHEFFLERA
PB.2	PLANTER: BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3) GARDENIA
PB.3	PLANTER: BOX	MOBILE, W/ SHRUBS	L: 5'	W: 2'	3) VAR. DWF. SCHEFFLERA
PL.1	PLANTER: LARGE;+/- 100-GAL. POT	MOBILE W/ PALMS	4'	5'	TRPL MONTGOMERY PALM
PL.2	PLANTER: LARGE;+/- 100-GAL. POT	MOBILE, W/ PALMS/BRO.	4'	5'	TRPL MONTGOMERY PALM W/ BROMELIADS
PL.3	PLANTER: LARGE;+/- 100-GAL. POT	MOBILE, W/ PALMS/BRO.	4'	5'	TRPL MONTGOMERY PALM W/ BROMELIADS
PL.4	PLANTER: LARGE;+/- 100-GAL. POT	MOBILE, W/ PALMS	4'	5'	TRPL MONTGOMERY PALM
POR.1	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.2	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.3	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.4	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.5	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN
POR.6	PLANTER: METAL FRAME	PORTULACA	12"	14"	METAL FRAME PLANTER FIXED TO COLUMN

SHRUBS/GROUND COVERS

SYM	BOTANICAL NAME	COMMON NAME	HT	SPRD	COMMENTS
COC.1	COCCOLOBA UVIFERA	SEAGRAPE	3-4'	2-3'	32) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COC.2	COCCOLOBA UVIFERA	SEAGRAPE	3-4'	2-3'	56) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COD.1	CODIAEUM VARIEGATUM HYBRID	HYBRID CROTON	24"	24"	15) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COD.2	CODIAEUM VARIEGATUM HYBRID	HYBRID CROTON	24"	24"	9) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COR.1	CORDYLINE FRUTICOSA	TI PLANT	18"	12"	6) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
COR.2	CORDYLINE FRUTICOSA	TI PLANT	18"	12"	5) 3-GAL; 24" OC (MIN.); DRIP IRRIG.
DUR.1	DURANTA ERECTA 'GOLD MOUND'	"GOLD MOUND" DURANTA	12"	18"	6) 1-GAL; 18" OC (MAX.); DRIP IRRIG.
DUR.2	DURANTA ERECTA 'GOLD MOUND'	"GOLD MOUND" DURANTA	12"	18"	5) 1-GAL; 18" OC (MAX.); DRIP IRRIG.
PEN.1	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12-18"	OA.	14) 3-GAL; 24" OC (MIN.); stressed: low H2O
PEN.2	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12-18"	OA.	6) 3-GAL; 24" OC (MIN.); stressed: low H2O
PEN.3	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	12-18"	OA.	15) 3-GAL; 24" OC (MIN.); stressed: low H2O
–	HELIANTHUS DEBILIS	DUNE SUNFLOWER	6"	10"	4 BED AREAS; EVENLY SPACED; DRIP IRRIG.
–	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	6"	18"	10) 1-GAL; EVENLY SPACED ALONG FENCE.

*ASSUMED CONTAINER SIZE, AT INSTALLATION.

NOTES

- Plant material reviewed/inventoried on April 3, 2014.
- Tree/palm locations are per Client-supplied survey. Locations of all other plant materials are approximations, relative to survey representations.
- Existing plant material specifications (NAME; HT., SPRD., CT, GW, OA; etc.) are based on Landscape Architect's plant knowledge/professional experience.

LPLA
Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811 fax 772.219.4211
lpla1@bellsouth.net

Inlet Beach Resort

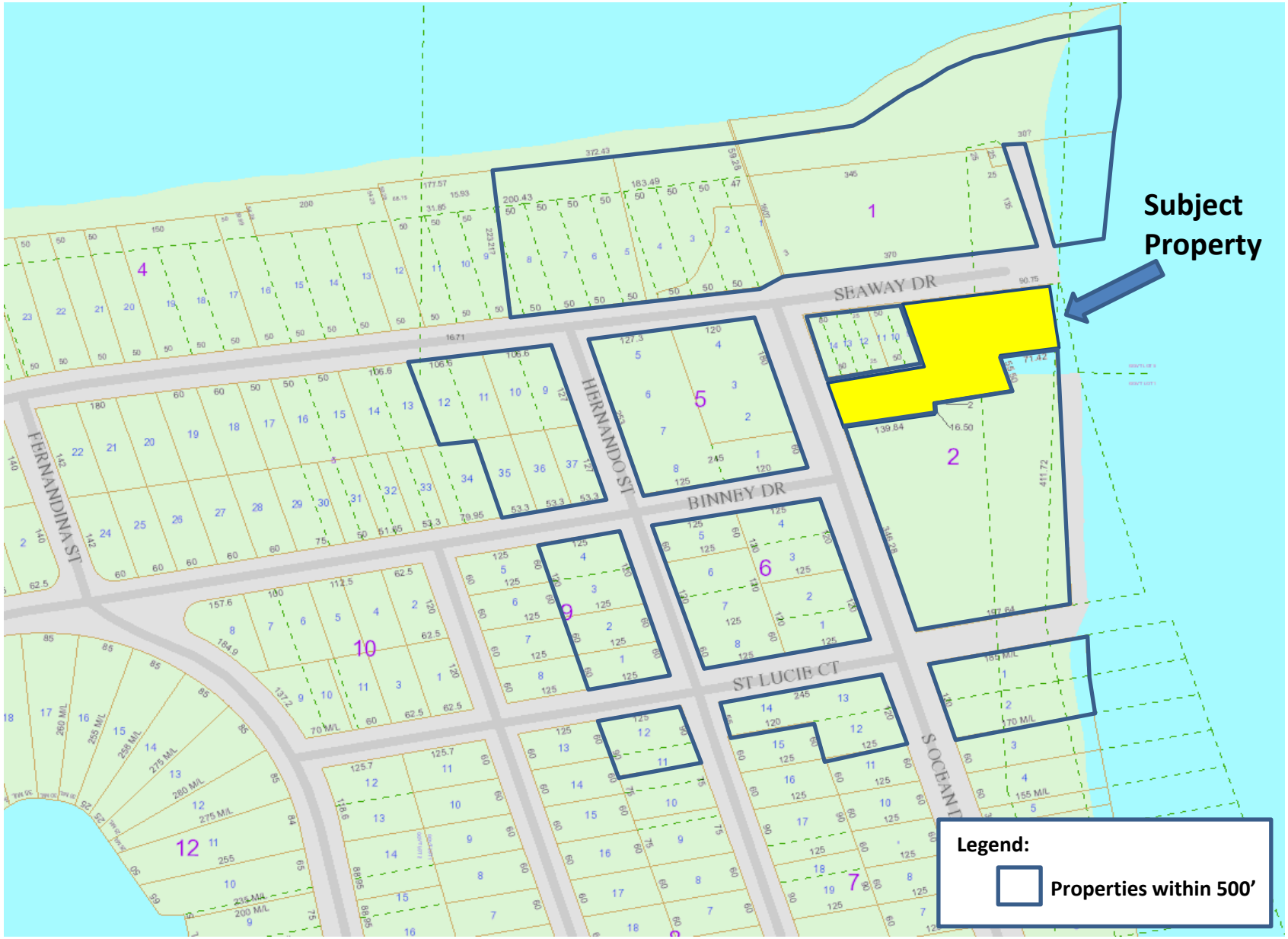
110 South Ocean Drive/2041 Seaway Drive

Plant Inventory

JOB#: 1402.00
DWN : L.P.
DATE: 4.04.14
REV : 4.14.14
4.15.14

4/17/14

SCALE: 1" = 20'-0"


Subject Property
SEAWAY DR
HERNANDO ST
FERNANDINA ST
BINNEY DR
ST LUCIE CT
S OCEAN
Legend:
Properties within 500’

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 08/04/2014

Re: Application for Site Plan and Conditional Use - Koehl Residence,1613 Thumb Point Drive

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

---

SUBJECT:

Application for Site Plan and Conditional Use submitted by Dennis & Jacklyn Koehl for construction of a single-family home to be located at 1613 Thumb Point Drive, which exceeds the maximum height of 28 feet for single-family homes in the R-1 District, within the South Beach Overlay.

SUMMARY:

- Per City Code Section 22-16 which encompasses the South Beach Overlay District, single-family homes may be extended beyond 28 feet above base flood elevation (BFE) to a height 35 feet above BFE via Conditional Use approval.
- The applicant is requesting to build to a height of 31 feet.
- At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Site Plan with Conditional Use.
- 26 notifications were mailed to property owners within 500 feet, as of July 24th, 2014, 1 response has been received, 0 approving and 1 disapproving.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Historic Preservation Officer

COORDINATED WITH:

None

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Increased Ad-Valorem Tax Revenue

Attachments

Staff Report
Site Aerial
Application
Conditional Use & Design Narrative
Contextual Photos
Survey
Site Plan
Proposed Elevations
Proposed Floor Plans
Draft Minutes of the July 8th, 2014 Planning Board Meeting

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Site Plan and Conditional Use
Koehl Residence
1613 Thumb Point Drive

DATE: July 24th, 2014

STAFF REPORT

Owner/Applicant: Dennis & Jacklyn Koehl
PO Box 93
Matagorda TX 77457

Representative: Larry Kosoy
Kosoy Enterprises
1606 Thumb Point Dr
Fort Pierce FL 34949

Requested Action: Approval of a Site Plan and Conditional Use

Location: 1613 Thumb Point Drive

Parcel ID: 2401-605-0024-000-8

Zoning: R-1, Single Family Low Density

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
R-1	R-2	R-1	A-2

Parcel Size: 0.47 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-16 and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a new two story single family home on a .47 acre parcel located at 1613 Thumb Point Drive. As provided in Sections 22-16 and 22-24 of the City Code, the applicant is seeking Conditional Use approval to exceed the maximum permitted height of 28 feet above FEMA base flood elevation (BFE) to construct a home to 31 feet above BFE. The South Beach Overlay allows the extension of the maximum height up to 35' in the R-1, R-2 and R-3 zoning districts, subject to conditional use approval.

This new residence replaces a hurricane damaged home, demolished after the hurricanes. The home will be a concrete block structure with a smooth stucco finish. Stylistically, the design of the home is influenced by Mediterranean architecture; however the eclectic selection of roofing materials and fenestration encompasses a contemporary style representative of newer waterfront homes. The structure will feature a multi-pitch roof with variable heights. The peak roof height is 31 feet, with the architectural chimney projecting beyond. Additional design features include balconies, detailed cornices and eaves, as well as defined turrets. The rear elevation features broad expanses of windows and doors to maximize views of the Indian River. The structure features an open air patio, Florida Kitchen, and pool.

Access to the property will be from Thumb Point Drive via a circular, brick paver driveway. Site landscaping, per the attached drawing, will reflect broad use of palm trees and ground cover to further enhance the waterfront site. The remainder of the yard is to be entirely covered by with sod.

The proposed structure presents an overall building coverage of 5,325 sq. ft., representing coverage of 29.42% of the lot area (lot size, excluding aquatic areas) or 22.47% of the platted lot size. The applicant secured the unanimous approval of a Variance from the Board of Adjustment, at their June 24th, 2014 meeting, to deviate from Section 22-24(b)(3) of the City Code to construct the home which exceeds the permitted lot coverage mandated in the R-1, Single-family Low Density Residential Zone by approximately four and one-half (4.5) percent (%), an increase from the allowable twenty-five (25) percent (%).

All affected Departments have reviewed the submittals and have approved the proposed Site Plan and Conditional Use based on compliance with the requirements of the City Code.

Planning Board Recommendation:

At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Site Plan and Conditional Use.

Property Owner Response Summary:

A total of 26 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of the properties located within 500 feet of the subject property. As of July 24th, 2014, 1 response has been received; 0 approving of the application and 1 disapproving of the application.

Staff Comments:

The proposed Site Plan and Conditional Use meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan, therefore Staff recommends approval of the request.

1613 Thumb Point Drive

Site Aerial

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
JUN 09 2014
CITY OF FORT PIERCE
PLANNING

DEVELOPMENT REVIEW

Property address or Location 1613 THUMB POINT DR.

Parcel ID #(s) 2401-605-0024-000-8

Project description CONSTRUCTION OF SINGLE FAMILY RESIDENCE

DENNIS & JACKLYN KOEHL	LARRY KOSOY
Property Owner(s)	Applicant/Representative, Title, Company
P.O. BOX 93	1606 THUMB POINT DR.
Street Address	Street Address
MATAGORDA TX 77457	FT. PIERCE FL 34949
City State Zip	City State Zip
979-216-7169	772-618-5327
Phone Number	Phone Number
JAKJARA@GMAIL.COM	LARRY@KOSOYENTERPRISES.COM
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Dennis Koehl Jacklyn Koehl

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ California COUNTY San Diego

The foregoing instrument was acknowledged before me this 3rd day of June, 2014, by Dennis L. Koehl & Jacklyn Koehl who is personally known to me or has produced Driver's License as identification.

Jean E. Contese

Signature of Notary (seal)

JEAN E. CONTESE
Commission # 2022036
Notary Public - California
San Diego County
My Comm. Expires Apr 29, 2017

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

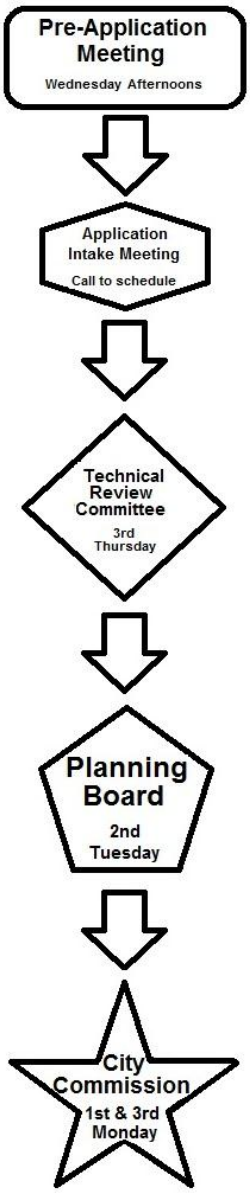
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 1

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
SF	SF	Water	SF

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187) *Included in Site Plan
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

PROPERTY RECORD CARD

Dennis L Koehl Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1613 Thumb Point Dr	ParcelID:	2401-605-0024-000-8
Sec/Town/Range:	01 :35S :40E	Account #:	15207
Map ID:	24/01E	Use Type:	Vac Res
Zoning:	R1	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Dennis L Koehl Jacklyn A Koehl
Address: PO Box 93
Matagorda TX 77457

Legal Description

THUMB POINT BLK 1 LOT 24 (OR 3612-1676)

Sales Information

Date	Price	Code	Deed	Book/Page
3/14/2014	575000	0001	WD	3612 / 1676
3/11/2009	100	0130	WD	3069 / 0514
7/1/1974	97000	00	CV	0229 / 0783

Assessment 2013

2013 Final:	382000
Assessed:	382000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	9763.66

Total Land and Building

Land Value: 382000 Acres: 0.47
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available

Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SCON - SEAWALL CONC	Y	1	92	AV	AV	2002
SCOR - SEAWALL CORG	Y	1	36	AV	AV	2002

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	IFWW-Front Ft	121	170

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3934428 OR BOOK 3612 PAGE 1676, Recorded 03/14/2014 at 04:03 PM
Doc Tax: $4025.00

Prepared by and return to:
Frank H Fee, III
Chief Executive Officer
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: **14-1028**
Consideration: **$575,000.00**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of **March, 2014**, between **SuLin, LLC, a Florida limited liability company**, whose post office address is **7842 Sabal Lake Drive, Port Saint Lucie, FL 34986**, grantor, and **Dennis Lee Koehl and Jacklyn Ann Koehl, husband and wife**, whose post office address is **PO Box 93, Matagorda, TX 77457**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 24, Block 1, Thumb Point, according to the plat thereof as recorded in Plat Book 10, Page 79, Public Records of St. Lucie County, Florida

Parcel Identification Number: 2401-605-0024-000-8

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2013 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

(Execution of grantor appears on following second page.)

COPY

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SuLin, LLC,
a Florida ~~limited~~ liability company

First Witness Signature

By: _____
Ronald S. Grober, MD, Manager

FRANK WIEBE, III
First Witness Printed Name

Second Witness Signature

Jennifer Anne Hodl
Second Witness Printed Name

COPY

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 14th day of **March, 2014,** by **Ronald S. Grober, MD, in his capacity as Manager of SuLin, LLC, a Florida limited liability company**, on behalf of said company. ~~He [ ] is personally known or [ ] has produced a driver's license as identification.~~

[Notary Seal]

JENNIFER ANNE HODL
MY COMMISSION #EE837653
EXPIRES: JAN 08, 2017
Bonded through 1st State Insurance

Notary Public

Printed Name: Jennifer Anne Hodl

My Commission Expires: 1/8/2017

COPY

KOSOY ENTERPRISES, INC.

Conditional Use

The owners of the proposed 2 story residence for this site are requesting a Conditional Use approval for an overall roof height of 31'.

The multi-pitch roof line with stucco finish expresses the style of home that South Beach is known for.

There will be extensive use of landscaping, per the attached drawing, that will enchance the waterfront and the neigborhood.

The new residence replaces a hurricane damaged home, demolished after the hurricanes.

The Thumb point neighborhood has no established design theme, but whose homes appear to reflect the individuality and custom desires of their occupants.

It is the goal of our client,The Koehl's, to build a home that captures the true ambiance of this waterfront property and to capture the views and breezes with open balconies and expansive windows consistance with watefront living.

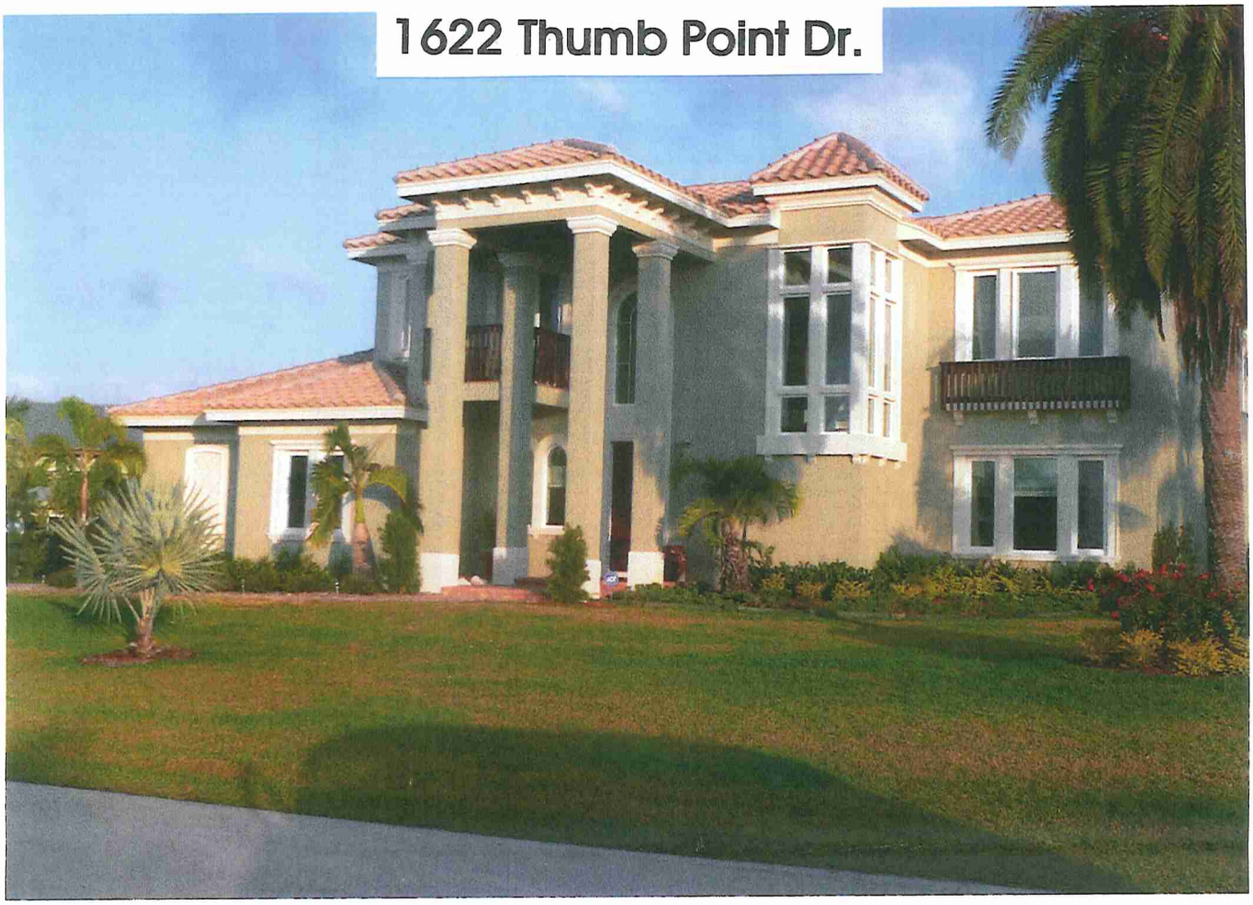
Thank you.

Sincerely yours,

Larry Kosoy
Kosoy Enterprises, Inc.

1606 Thumb Point Drive, Ft. Pierce, FL 34949
office: 772.464.5725 cellular: 772.618.5327 fax: 888.824.7461
License# CGC1512665

1622 Thumb Point Dr.

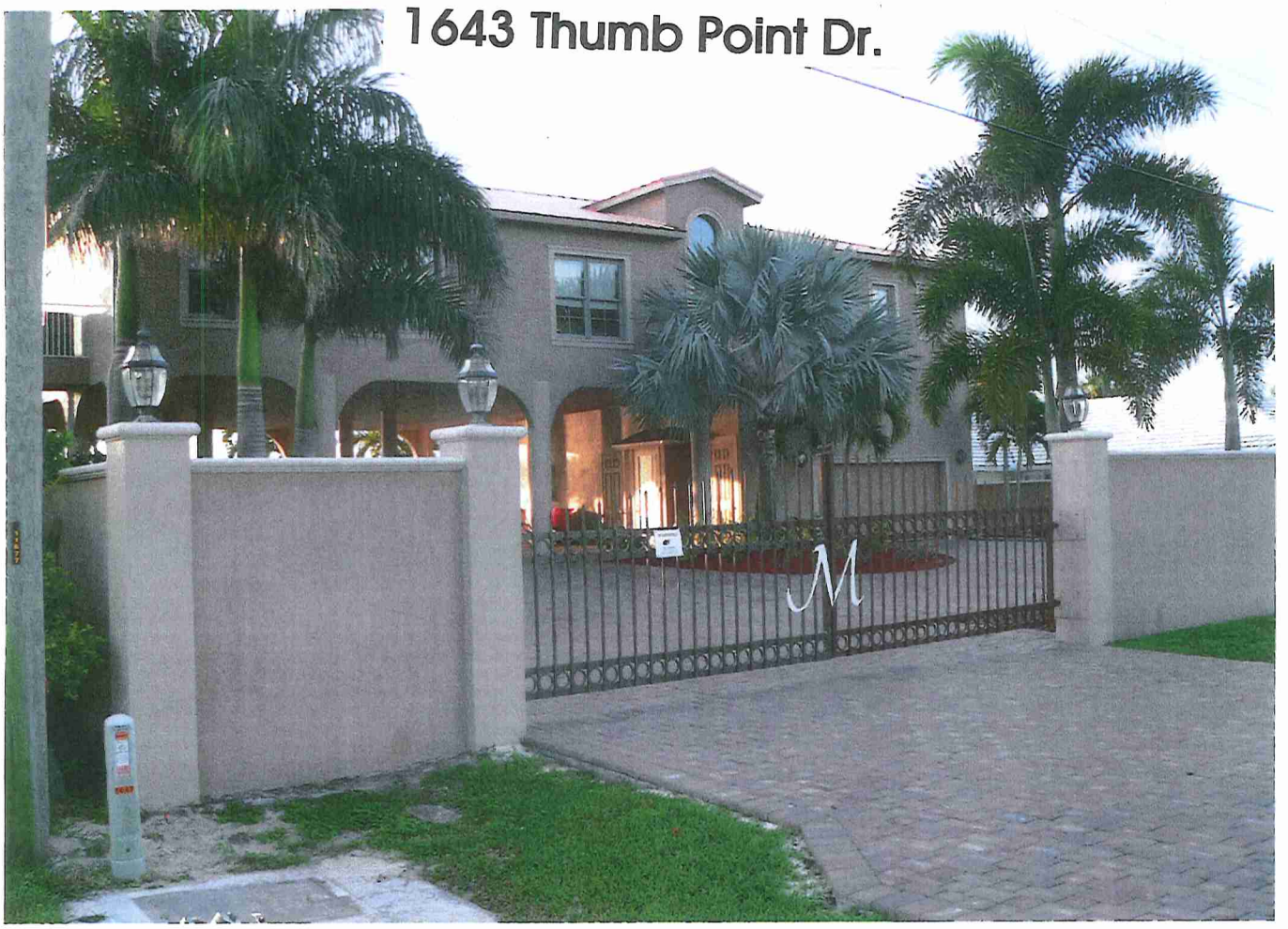


1615 Thumb Point Dr.

1663 Thumb Point Dr.

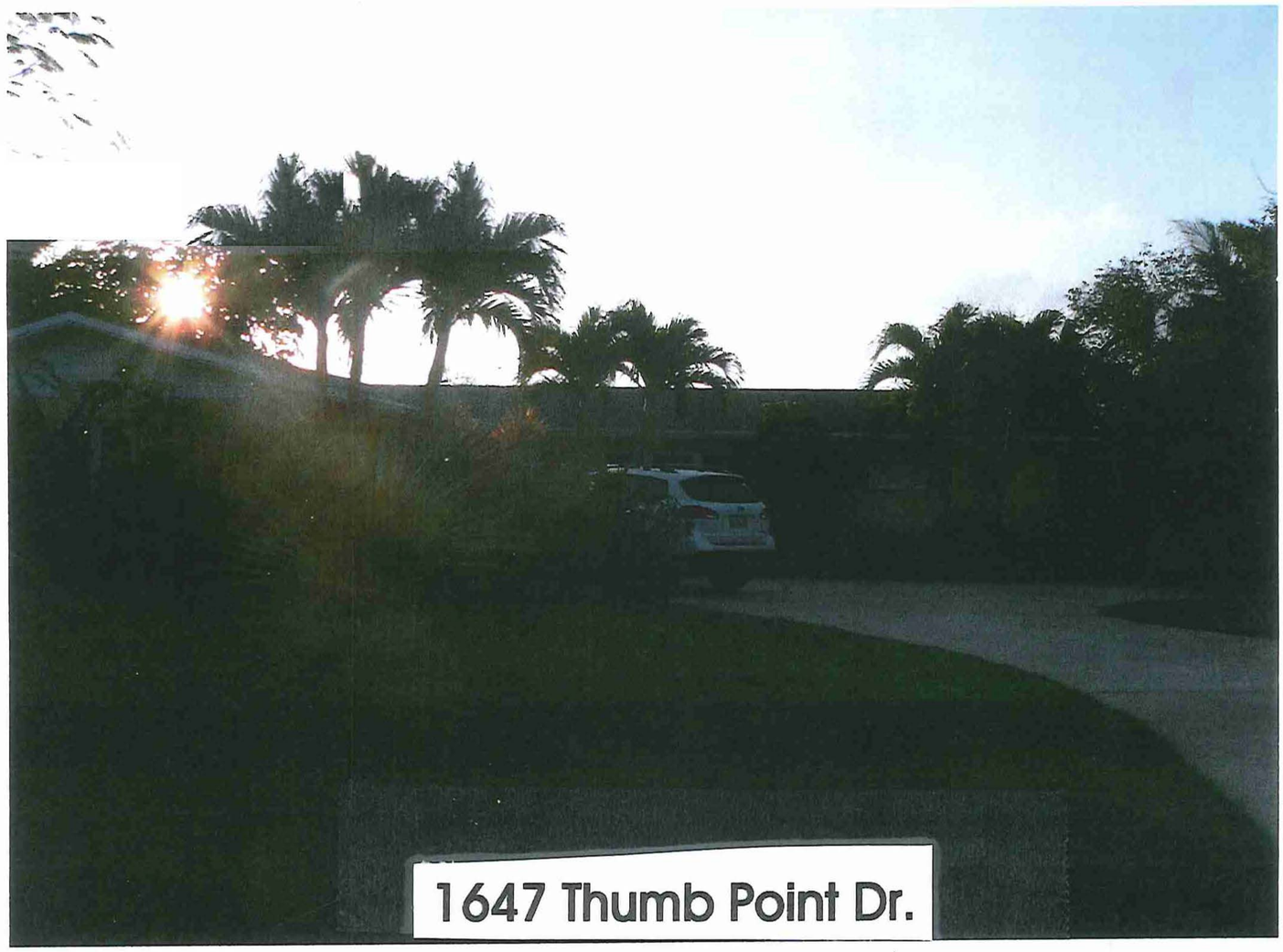
1614 Thumb Point Dr.

1643 Thumb Point Dr.



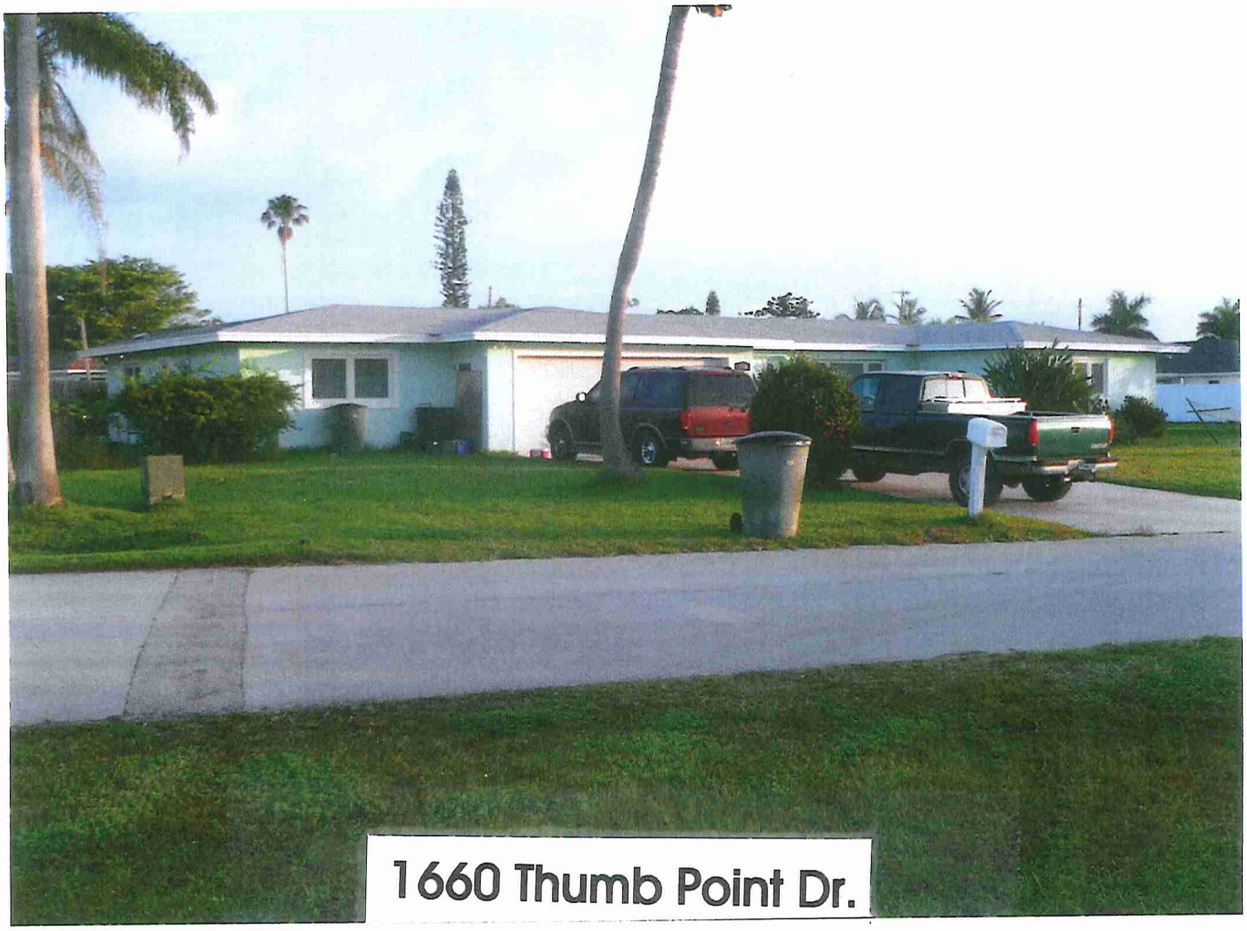
1642 Thumb Point Dr.

1646 Thumb Point Dr.

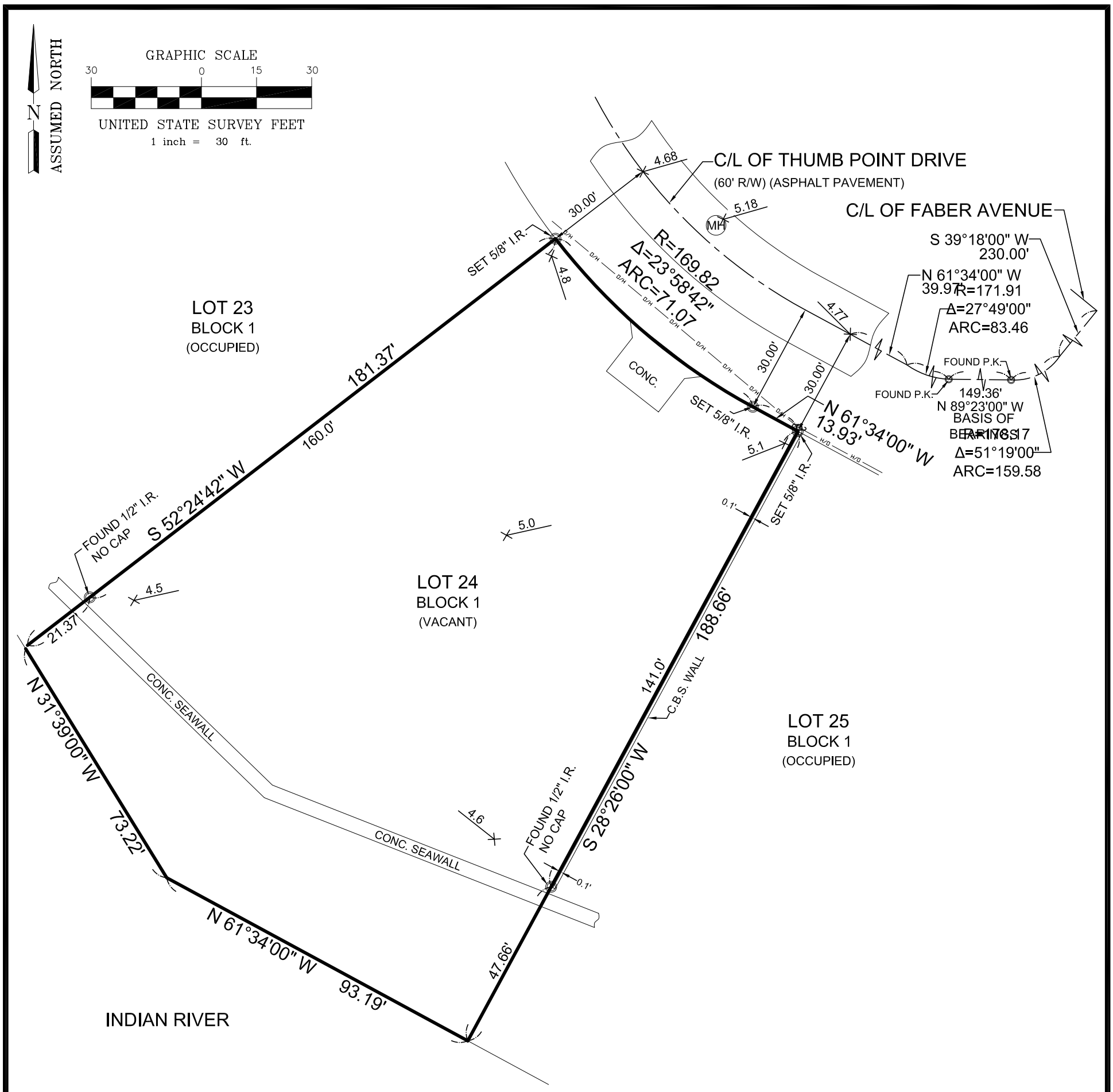


1647 Thumb Point Dr.

1654 Thumb Point Dr.



1660 Thumb Point Dr.



BOUNDARY SURVEY

PHOTOCOPYING PROHIBITED © 2014

LEGAL DESCRIPTION (As furnished by client)

LOT 24, BLOCK 1,THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FOR REFERENCE ONLY NOT A VALID SURVEY UNLESS SEALED WITH MY EMBOSSED SEAL AND SIGNED BY ME.

NOTES:

1. 100 YEAR FLOOD, 3 YEAR 24 HOUR RAIN DATA NOT AVAILABLE.
2. WRITTEN DIMENSION TAKE PRECEDENT OVER SCALED DIMENSIONS. DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
3. FIELD MEASUREMENTS, PLAT MEASUREMENTS AND DEED MEASUREMENTS ARE CONCURRENT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS SURVEY.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
7. BEARING SHOWN HEREON REFER TO THE RECORDED PLAT AS STATED IN DESCRIPTION ABOVE.
8. CENTERLINE OF THUMB POINT DRIVE HAS A PLAT BEARING OF N 89°23'00" W AND ALL OTHER BEARINGS SHOWN HEREON REFER THERETO.
9. ELEVATIONS, IF ANY, SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) WHERE MEAN SEA LEVEL IS 0'00.
10. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
11. THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
12. THIS SURVEY MEETS PRECISION REQUIREMENTS FOR SUBURBAN SURVEYS. RELATIVE PRECISION IS GREATER THAN 1 FOOT IN 7500 FEET.
13. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT C. FOSTER, JR. REGISTERED LAND SURVEYOR — Professional Surveyor and Mapper — License Number 5524 — STATE OF FLORIDA

MARCH 10, 2014

ROBERT C. FOSTER, JR. P.S.M. #5524 NOT VALID WITHOUT MY SIGNATURE AND MY ORIGINAL RAISED SEAL.
THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

LEGEND:

A/C	= AIR CONDITIONING PAD	100.0	= EXISTING ELEVATION	PB	= PLAT BOOK
Δ	= CENTRAL ANGLE/DELTA	100.00	= PROPOSED ELEVATION	P.O.B.	= POINT OF BEGINNING
	= SOIL TEST SITE			P.O.C.	= POINT OF COMMENCEMENT
	= BENCHMARK SYMBOL		= FIRE HYDRANT	PC	= POINT OF CURVATURE
ASPH	= ASPHALT	C.M.	= CONCRETE MONUMENT	P.R.M.	= PERMANANT REFERENCE MONUMENT
BM	= BENCHMARK	FF	= FINISH FLOOR	PG.	= PAGE
CTV	= CABLE TELEVISION BOX	I.R	= IRON ROD	PLTR.	= PLANTER
(C)	= CALCULATED	N & T.T	= NAIL & TIN TAG	POR.	= PORCH
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.K.	= P.K. NAIL	PROP.	= PROPOSED
C.L.F.	= CHAIN LINK FENCE	I.P.	= IRON PIPE	R	= RADIUS
C.M.P.	= CORRUGATED METAL PIPE	H.W.F.	= HOG WIRE / FIELD FENCING	R.C.P.	= REINFORCED CONCRETE PIPE
C/L	= CENTERLINE		= LIGHT POLE	R/W	= RIGHT OF WAY
CONC.	= CONCRETE	LB	= LISCENSE BUSINESS	5/8" I.R.	= 5/8" IRON ROD AND CAP #2992
COV.	= COVERED	(M)	= FIELD MEASUREMENT	S.F.	= SQUARE FEET
(D)	= DESCRIPTION	M.H.	= MANHOLE	P.K.	= PARKER-KALON NAIL AND DISK
D.B.	= DEED BOOK	MAX.	= MAXIMUM	S.T.	= SEPTIC TANK
D.E.	= DRAINAGE EASEMENT	MONT	= MONUMENT	SCRN.	= SCREENED
D.U.E	= DRAINAGE AND UTILITY EASEMENT	MIN.	= MINIMUM		= TELEPHONE RISER BOX
D.F.	= DRAIN FIELD	N&D	= NAIL AND DISK	TYP.	= TYPICAL
ENC.	= ENCROACHMENT	O.D.	= OUTSIDE DIAMETER	U.E.	= UTILITY EASEMENT
ENCL.	= ENCLOSURE	O.R.B.	= OFFICIAL RECORD BOOK		= UTILITY POLE (POWER OR TELEPHONE)
ESM'T.	= EASEMENT	O/H	= OVERHEAD UTILITY LINE	W	= WASHER
EXIST.	= EXISTING	P.C.P.	= PERMANENT CONTROL POINT	W.C.	= WITNESS CORNER
X	= ELEVATION	(P)	= PLAT DIMENSION	W.F.	= WOOD FENCE
	= ELECTRICAL PANEL			WM	= WATER METER

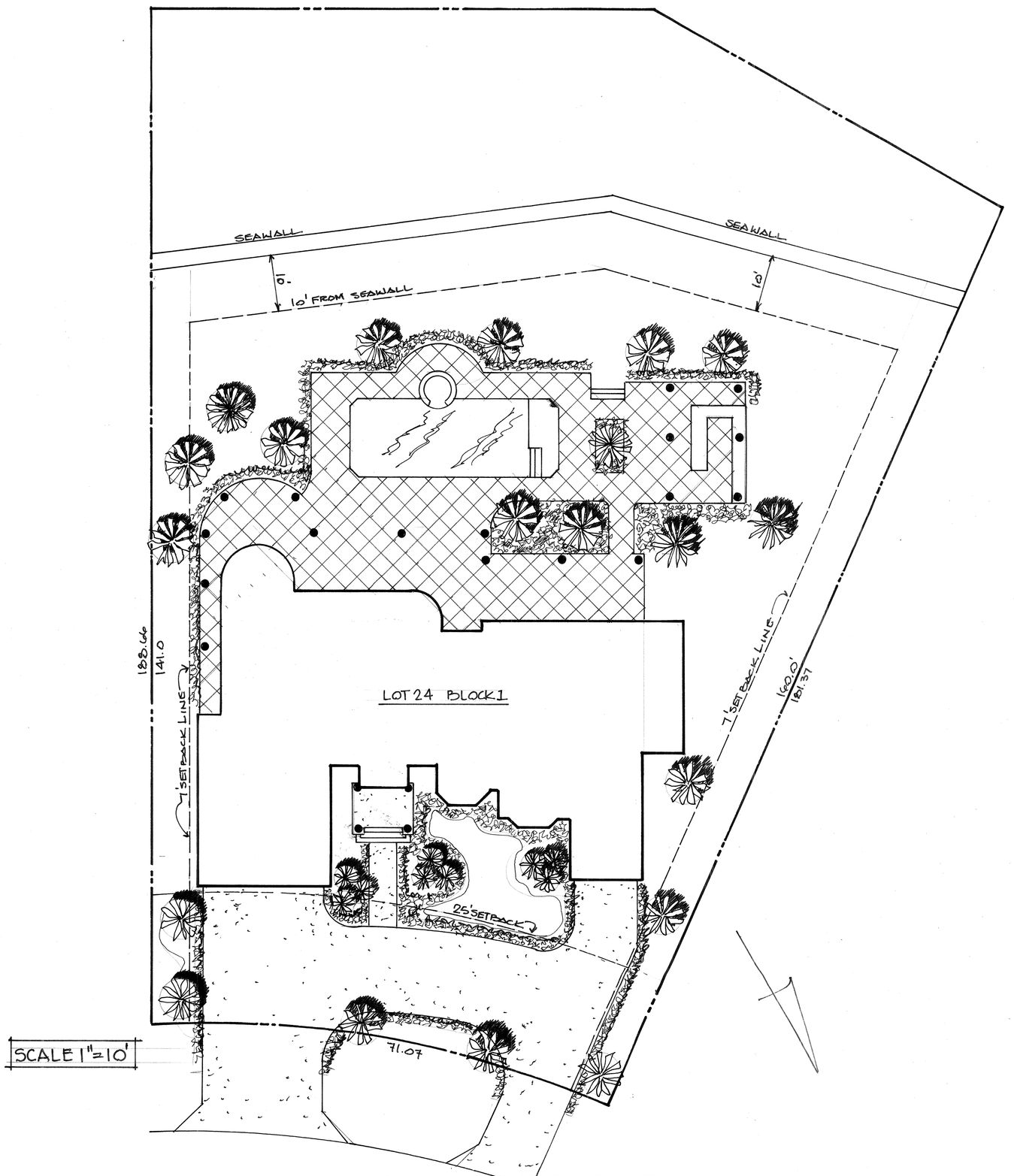
TRIANGLE
Land Surveying, Inc.
Surveying to Specification
LB # 2992

6483 Royal Palm
Beach Boulevard
W. Palm Beach, FL 33412
561.798-3966 (phone)
561.791-8777 (fax)
triangle2992@gmail.com

SURVEY PREPARED FOR EXCLUSIVE USE OF:
LARRY KOSOY

FIELD DATE: MARCH 10, 2014	SCALE: 1" = 30'	ADDRESS: 1613 THUMB POINT DRIVE FT. PIERCE, FLORIDA
REVISED:	DRAWN BY: CFC	
JOB ORDER NO.: 18792	F.B. PG. CRG 5-40	

COPYRIGHTED MATERIAL ©

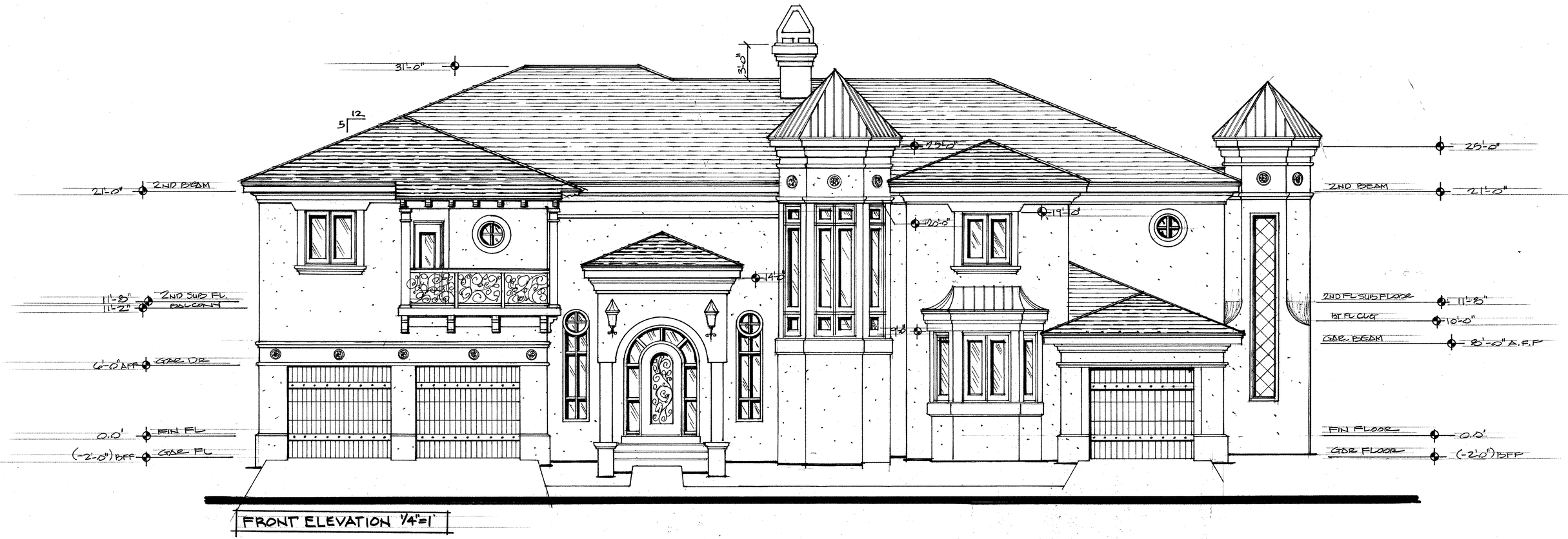


ST. LUCIE HOME DESIGN
By
TERRY J. BRISSON
1705 PORPOISE AVE
FT. PIERCE, FL. 34949
(772) 828-0364 terry@brissonllc.com

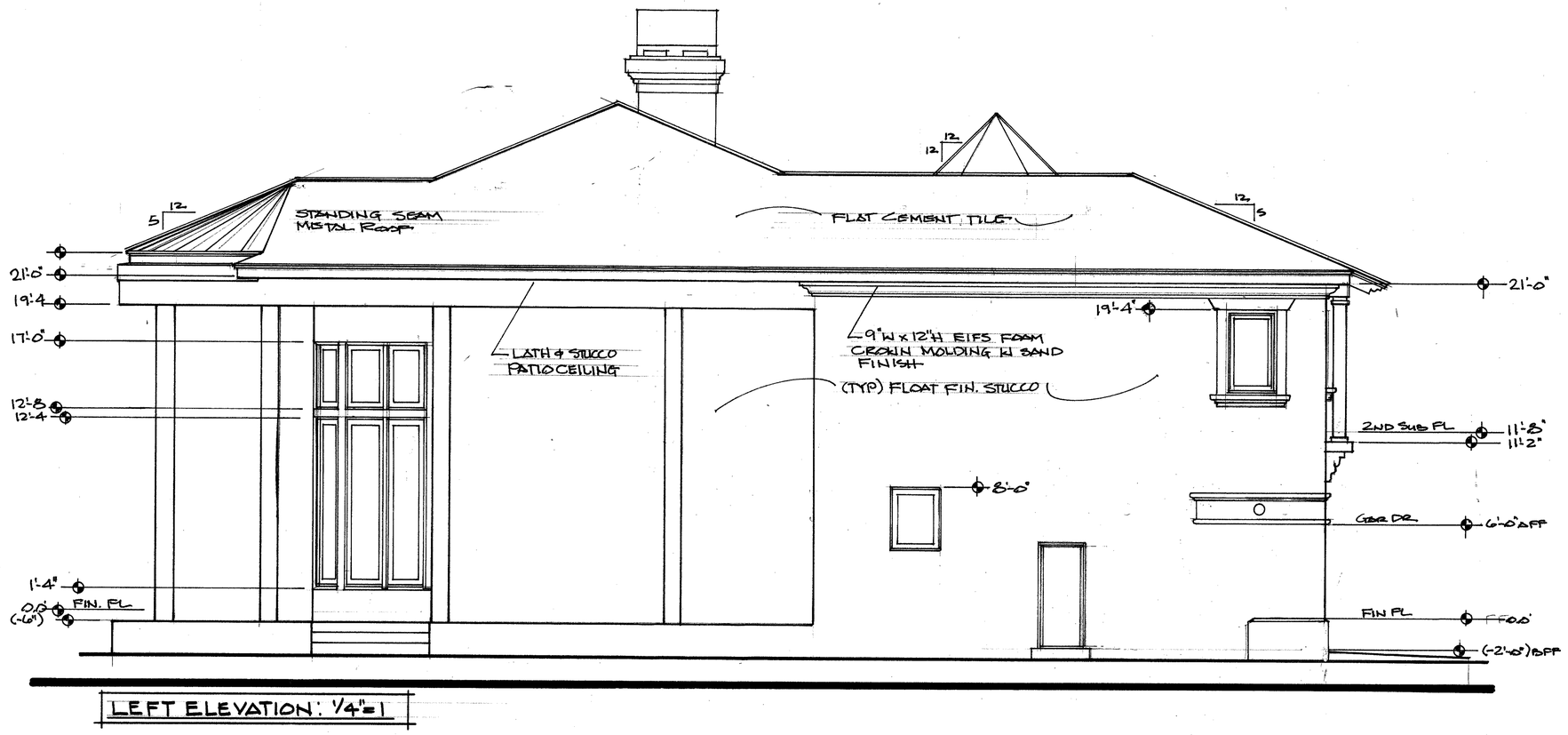
DATE:

JOB#

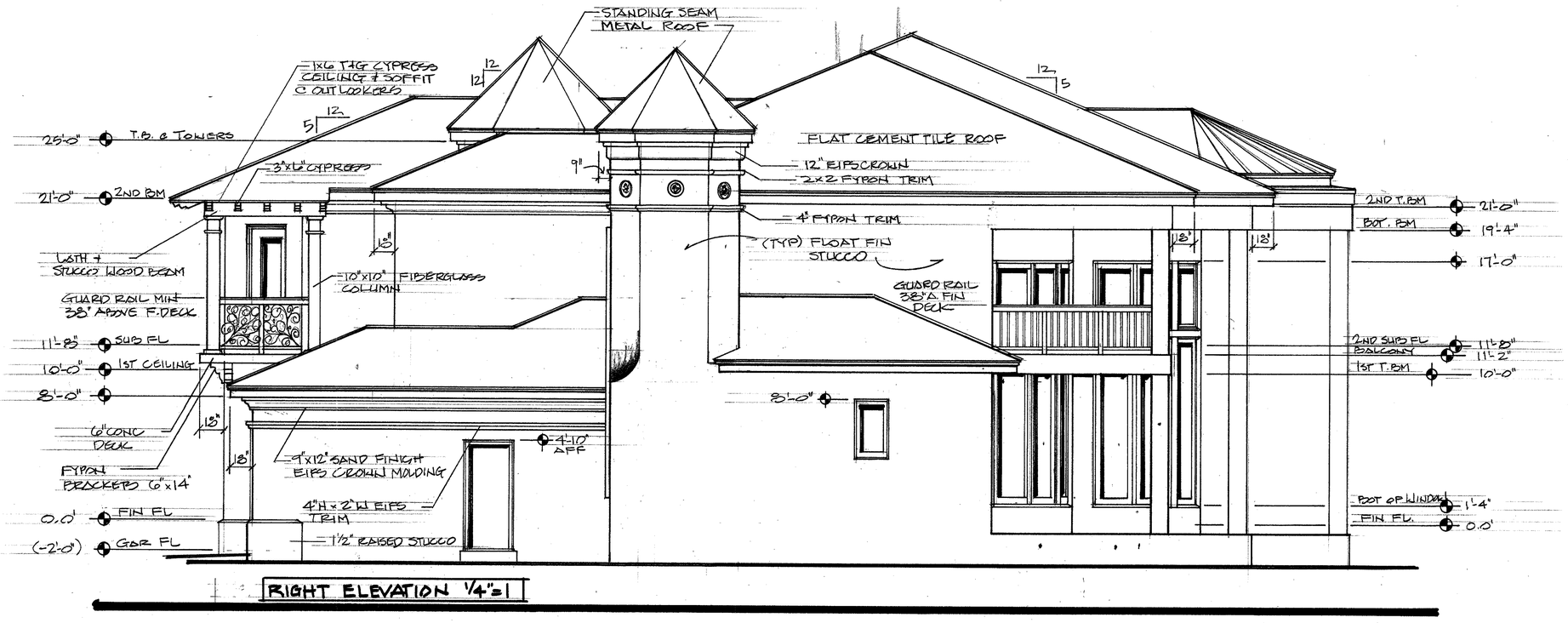
OF



FRONT ELEVATION 1/4"=1'



LEFT ELEVATION: 1/4"=1



RIGHT ELEVATION 1/4"=1

REAR ELEVATION 1/4"=1'

1ST FLOOR LIVING	2,985 S.F.
2ND FLOOR LIVING	2,185 S.F.
GARAGE 1 & 2	848 S.F.
ENTRY	80 S.F.
PATIO	1,305 S.F.
2ND FLOOR BALCONY	463 S.F.
TOTAL	7,690 S.F.

2ND FL. BALCONY
OPEN TO BELOW
GALLARY
38" DIA ELEVATOR
OPEN TO BELOW
LOFT
STO. CLO
WIC
BATH
GUEST BED
BALCONY
BATH
GUEST BED
KIDS ROOM
5468 FR. DR
5468 FR. DR
GUEST BED
SHOP
SAU

2ND LEVEL FLOOR PLAN
1/4"=1

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JULY 8, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

The meeting was called to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eloise Cummings; Phyllis Castro; Tim O'Connell; Robert Poitier; Brian Paul; Mike Dahan; Steve Weaver; Bob Burdge, Chairman

Absent: Eduardo Mujica; Erica Ganzi; John George; Marcia Baker

Staff Present: James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Manager
Sandy Ramseth, AICP, Senior Planner
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Steve Weaver, seconded by Robert Poitier to excuse the absences of Ms. Baker, Ms. Ganzi, Mr. George and Mr. Mujica.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

a. May 13, 2014 meeting

Motion was made by Robert Poitier, seconded by Eloise Cummings to excuse the absences of Ms. Castro, Mr. George, and Ms. Ganzi from the May 13, 2014 meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

b. June 10, 2014 meeting

Motion was made by Robert Poitier, seconded by Tim O'Connell to excuse the absence of Ms. Castro from the June 10, 2014 Special meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver and Mr. Dahan participated in discussions and voting.

6. **APPROVAL OF MINUTES**

a. May 13, 2014 Meeting

Motion was made by Robert Poitier, seconded by Brian Paul to approve the minutes for the May 13, 2014 meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

b. June 10, 2014 Special Meeting

Motion was made by Steve Weaver, seconded by Robert Poitier to approve the minutes for the June 10, 2014 special meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Approval of a Conditional Use with New Construction to Exceed Maximum Height of 28 Feet for Single-Family Homes in the R-1 District, within the South Beach Overlay

Mr. Benton gave an overview of the application. Mr. Weaver filled out Form 8B to recuse from voting. The board discussed the item. The chairman asked for questions from the audience and no one spoke in favor or in opposition to the project.

Motion was made by Tim O'Connell, seconded by Robert Poitier to approve the Site Plan and Conditional Use at 1613 Thumb Point Drive.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Chairman Bob Burdge

Other: Steve Weaver (RECUSE)

Passed

b. Approval of a Conditional Use to operate a Middle and High-school extension at the existing Private School at 320 S. Indian River Drive.

Mr. Benton gave an overview of the application. Trina Angelone, Head of Schools at St. Andrews Episcopal Church & School and Bill Stoddard, Engineer, at Schulke, Bittle & Stoddard commented. The board discussed the application.

Motion was made by Robert Poitier, seconded by Phyllis Castro to approve the Conditional Use to operate a Middle and High School extension at the existing Private School at the subject location upon the final passage of Ordinance 14-017 with the following conditions:

1. The applicants obtain formal authorization from St. Lucie County for the continued use of the St. Lucie County Riverside Parking Lot for the delivery and pick up of students.
2. A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year.
3. Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.

AYE: Steve Weaver, Mike Dahan, Brian Paul, Robert Poitier, Tim O'Connell, Phyllis Castro, Eloise Cummings, Chairman Bob Burdge

Passed

c. Approval of Conditional Use to construct a canvas awning approximately 24' X 60' onto a wooden deck located on the north side of the existing building, and another 6' X 60' awning on the east side of the same building, which is the current location for the resort restaurant. The awning that will be located on the east side will be attached to the building, off of the ground, centered, and leveled to the building. Additional improvements include replacing the wood deck of the north side of the same building, which was removed due to decay caused by storms and weathering.

Ms. Ramseth gave an overview of the application. Mr. Paul and Mr. Weaver filled out form 8B and recused from voting. The board discussed the item. No one in the audience spoke in favor or in opposition of the application.

Motion was made by Robert Poitier, seconded by Tim O'Connell to approve the construction of a canvas awning over a wooden deck on the north side of the existing building and another awning on the east side of the same building with the condition that all city engineering comments are satisfied at the time of building permit application.

AYE: Mike Dahan, Phyllis Castro, Tim O'Connell, Robert Poitier, Eloise Cummings, Chairman Bob Burdge

Other: Steve Weaver (RECUSE), Brian Paul (RECUSE)

Passed

8. BOARD COMMENTS

Chairman Burdge stated that Officer Glenn Reed will be back at the August meeting to continue her CPTED presentation and discuss the homework assignment.

Mr. Weaver and Ms. Castro commented on the LDR rewrite.

9. ADJOURNMENT

The meeting was adjourned at 6:56 PM.

City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 08/04/2014

Re: Conditional Use - St. Andrew's Episcopal Academy Upper School Expansion at 320 S. Indian River Drive

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

---

SUBJECT:

Application for Conditional Use submitted by St. Andrew's Episcopal Academy to operate a middle and high-school extension at 320 S. Indian River Drive.

SUMMARY:

· The City Commission approved Ordinance 14-017 on July 21st, amending City Code Section 22-22 Allowed Uses, including Private Schools as Conditional Use permitted within the C-1, Office Commercial Zone.
· The applicant is requesting to expand St. Andrew's Episcopal Academy through the operation of a middle and high-school extension at the subject site, 320 S. Indian River Drive.
· At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Conditional Use with Conditions.
· 27 notifications were mailed to property owners within 500 feet, 0 responses have been received. An update will be provided to the City Commission at the Meeting.

RECOMMENDATION:

Approval with Conditions

ALTERNATIVES:

· Approval with variable Conditions
· Denial

RESPONSIBLE STAFF:

Kori Benton, Historic Preservation Officer

COORDINATED WITH:

None

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Decreased Ad-Valorem Tax Revenue

Attachments

Staff Report
Site Aerial
Zoning Map
Application
Site Plan
Lighting Plan
Parking & Drop-off Locations for Upper School
Traffic Statement
Approved Elevation
Transmittal Letter for Resubmittal
St. Lucie County Letter of Commitment for Use of Parking Lot
Letters of Support
Planning Board Minutes - 7/8/2014 - Draft

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Conditional Use
St. Andrew's Episcopal Academy Upper School Expansion
320 S. Indian River Drive

DATE: July 24, 2014

STAFF REPORT

Owner(s):	Fort Pierce FL 34950-4337 St. Andrews Episcopal Academy 210 S Indian River Dr
Applicant:	St. Andrews Episcopal Church & School c/o John Liebler 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:	Conditional Use approval to operate a Middle and High-school extension of their existing Private School at the subject location.
Location:	320 S. Indian River Drive
Parcel ID:	2410-808-0006-010-0
Zoning:	C-1, Office Commercial

Surrounding Zoning:

North	East	South	West
C-1	A-2	C-1	C-1

Future Land Use:	CBD, Central Business District
Parcel Size:	.36 acres

Staff Analysis:

The applicant is requesting Conditional Use approval to expand its private school operations, St. Andrew's Episcopal Academy into the subject facility. The proposed expansion will provide classrooms for the existing Middle school operation as well at their newly formed High-school. The property is zoned C-1, Office Commercial, and is located in the Downtown Business and Entertainment District. The City Commission, at their July 21st, 2014 meeting, voted unanimously to approve Ordinance No.14-017, amending Section 22-22(e) of the City Code to permit Private Schools as a conditional use in the C-1, Office Commercial Zoning District.

The structure is the former home of the Law Offices of Gary, Williams, Finney, Lewis, Watson, & Sperando. The site is bordered by the Indian River to the east, vacant properties to the north, offices to the west, and Citrus Avenue to the south.

The structure currently features a finished area of 4,614 square-feet, consisting of numerous offices and a supplemental covered parking area. The applicant has received an approved Certificate of Appropriateness from the Historic Preservation Board to enclose the covered parking area for use as a lobby and cyber café. Furthermore, the applicant is engaged in interior renovations to configure new classrooms and restrooms. The plans also include the construction of a rear staircase to provide additional means of access between levels and exterior. The site is supported by the existing school facilities to the north, including established recreational fields, cafeteria, etc. The school has expressed intentions of future development phases to provide additional educational and recreational facilities to complement the existing campus, and the proposed extension; however these are not encompassed within the existing application.

The anticipated maximum occupancy for this facility, following completion of the alterations, is 60 students plus faculty and staff. The total floor area will be increased to approximately 7,800 sq. ft. with the completion of the renovations.

Access to the site is provided by a driveway entrance on the east side of South Indian River Drive, and a proposed pedestrian sidewalk will connect the structure to the established pedestrian way. The proposed change of use and expansion is proposed to render a PM Peak hour trip generation of 10.2 trips, representing an increase of approximately 6.3%, based upon middle and high school land use classifications over existing general office trip generation. In order to minimize the impact on traffic flow in Downtown during peak travel times, St. Andrew's plans to stagger operation times, and divided pick-up and drop off locations for the lower and upper schools, to reduce traffic congestion and back-up.

Students and faculty will be directed to utilize existing parking facilities such as the City's Parking Garage on Orange Avenue, St. Lucie County Parking Garage on S. 2nd Street, and the St. Lucie County Parking lot at Melody Lane. The remaining six spaces on site will be retained for visitors.

The proposed plans also include the infill of landscaping, the upgrade of site lighting, a refuse collection enclosure, as well as a stop bar and sign to improve traffic safety upon exiting the facility.

All affected departments and coordinating agencies have reviewed the submittals and have approved the proposed Conditional Use based on it meeting the requirements of the City Code, established criteria, and the City's Comprehensive Plan.

Planning Board Recommendation:

At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Site Plan and Conditional Use with Staff recommended conditions as follows:

1) The applicants obtain formal authorization from St. Lucie County for the continued use of the St. Lucie County Riverside Parking Lot (Parcel# 2410-801-0003-000-5) for the delivery and pick up of students;
2) A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year; and
3) Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.

The Planning Department received a letter from the St. Lucie County, on July 10th, authorizing the continued use of the St. Lucie County Riverside Parking Lot (Parcel# 2410-801-0003-000-5) for the delivery and pick up of students, eliminating the need for the first condition presented.

Property Owner Response Summary:

A total of 27 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of the properties located within 500 feet of the subject property. As of July 24th, 2014, 0 responses have been received; 0 approving of the application and o disapproving of the application. An update will be provided to the City Commission at the meeting.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use request, with the following conditions:

1) A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year.
2) Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.

320 South Indian River Drive

Site Aerial

Boston Ave

Citrus Ave

Legend

C1

C2

C3

C4

C5

320 South Indian River Drive

Zoning Map

N

NW

NE

W

E

SW

SE

S

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

APPLICATION FOR CONDITIONAL USE
WITH NEW CONSTRUCTION

Project Name: St. Andrews Episcopal Academy Expansion

1. Project description: Conditional use to allow an educational facility-middle and high school on existing site. Minor alterations including new stair required for change of use building code compliance and enclosure of lower level.
2. Property Tax ID 2410-808-0006-010-0
3. Property address 320 South Indian River Drive
4. Zoning District C1 **5.** Future Land Use CBD **6.** Total Acreage 0.395
7. Building Height max 37.00 ft **8.** Building (sf) 5,499 sf Existing / 7,853 sf Proposed **9.** Dwelling Units Educational facility
10. Historic District (Y/N) Yes **11.** Lot Coverage (%) 16.34%
12. Parking spaces required: Expansion of St. Andrews Episcopal Academy **13.** Parking Spaces proposed: 7 + Existing spaces at St. Andrews Episcopal Academy
14. Name of Owner(s): St. Andrews Episcopal Academy, Inc. c/o Trina Angelone, Head of School

    Signature of owner(s): Cat Angelone, Head of School
    Mailing Address: 210 South Indian River Drive
    (City) Fort Pierce (State) FL (Zip) 34950
    Phone # 772-461-7689

15. Name of Applicant: St. Andrews Episcopal Academy, Inc. c/o Trina Angelone, Head of School

    Signature of Applicant: Cat Angelone
    Mailing Address: 210 South Indian River Drive
    (City) Fort Pierce (State) FL (Zip) 34950
    Phone # 772-461-7689

16. Name of Representative: N/A

    Signature of Representative:
    Mailing Address:
    (City) (State) (Zip)
    Phone # Fax #
    E-mail:

17. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the conditional use with construction as described herein.

St. Andrew's Episcopal Academy, Inc. c/o Trina Angelone — 772-461-7689
Property Owner's Name (Please Print) — Phone

210 South Indian River Drive — Fort Pierce, Florida — 34950
Address — State — Zip

Cat Angelone, Head of School — 5.10.14
Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 10th day of May, 2014, by Caterina Angelone who is personally known to me or has produced _____ as identification.

Barbara A. Bradford
Signature of Notary (seal)

BARBARA A. BRADFORD
MY COMMISSION # FF 049157
EXPIRES: December 7, 2017
Bonded Thru Budget Notary Services

Sec. 22-80 - Authorization of conditional use shall be void after one (1) year unless substantial construction has taken place.

APPLICATION REQUIREMENTS:

a. **Application fee**

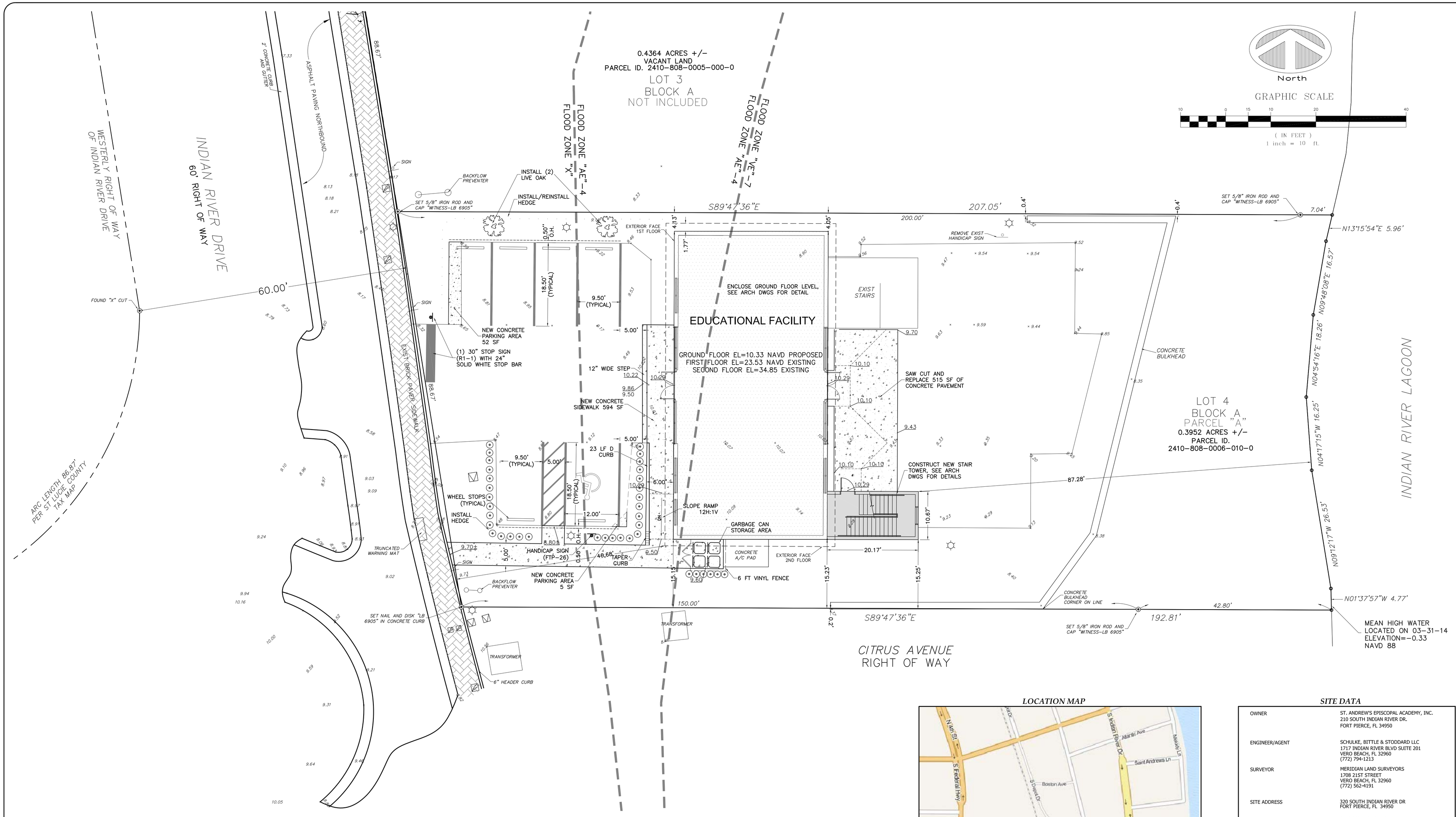
b. **Application submission shall include the following:**

- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below

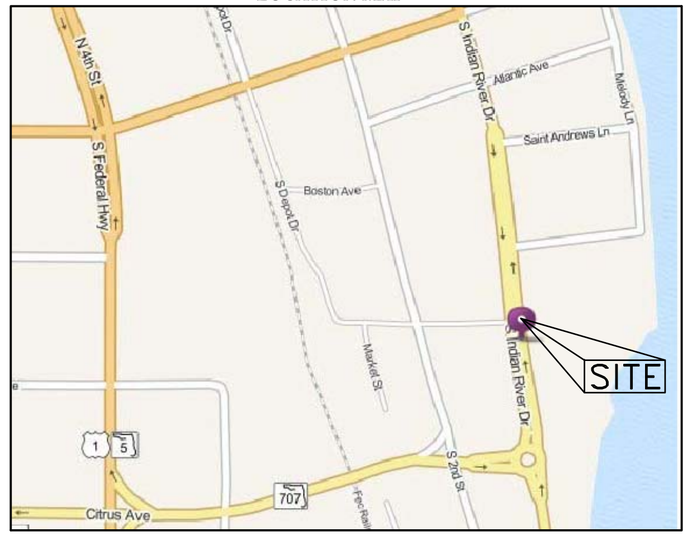
1. Site Plan
2. Traffic Study
3. Survey
4. Storm Drainage Plan
5. Landscape Plan
6. Lighting Plan
7. Elevations/Floor Plan

An Intake meeting with Planning staff will be required before any submittals are accepted

Date Received _____	By _____
Fee rec'd _____	Receipt Number _____



LOCATION MAP



LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK A, ANDREWS AND RICHARDS ADDITION TO FT. PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE WITH RIPARIAN RIGHTS, OFFICIAL RECORDS BOOK 320, PAGE 2258.

SITE DATA

OWNER	ST. ANDREW'S EPISCOPAL ACADEMY, INC. 210 SOUTH INDIAN RIVER DR. FORT PIERCE, FL 34950	
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD LLC 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 794-1213	
SURVEYOR	MERIDIAN LAND SURVEYORS 1708 21ST STREET VERO BEACH, FL 32960 (772) 562-4191	
SITE ADDRESS	320 SOUTH INDIAN RIVER DR FORT PIERCE, FL 34950	
PARCEL ID#	2410-808-0006-010-0	
F.I.R.M. PANEL	12111C0179J FEBRUARY 16, 2012	
FLOOD ZONES	X, AE-4, VE-7	
ZONING	C1	
USE	EXISTING - OFFICE PROPOSED - EDUCATIONAL FACILITY	
	REQUIRED C1	*PROPOSED*
LOT SIZE	10,000 SF	17,213 SF (0.395 AC)
LOT WIDTH	70'	87.50'
LOT DEPTH	90'	192.81'
YARD SETBACKS:		
FRONT (WEST)	25'	25.08'
REAR (EAST)	0'	87.28'
SIDE (NORTH)	0'	4.05'
SIDE (SOUTH)	15'	15.15'
BLDG. HEIGHT	65'	37.00'
BUILDING COVERAGE	60% MAXIMUM (10,328 SF)	14.8% (2,542 SF)

MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	6/30/2014

DRAWING 14-045
DESIGNED W.P.S.
DRAWN W.P.S.
CHECKED W.P.S.
SCALE 1"=10'
DATE 5/09/2014

© COPYRIGHT 2014, THE DRAWINGS AND DESIGNS ARE THE PROPERTY OF THE ENGINEER WHICH THEY ARE MADE. IT OR ANY PORTION THEREOF, MAY NOT BE USED FOR OTHER PROJECTS OR ADDITIONS TO THIS PROJECT OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER, UNLESS OTHERWISE PROVIDED PURSUANT TO THE CONTRACT.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

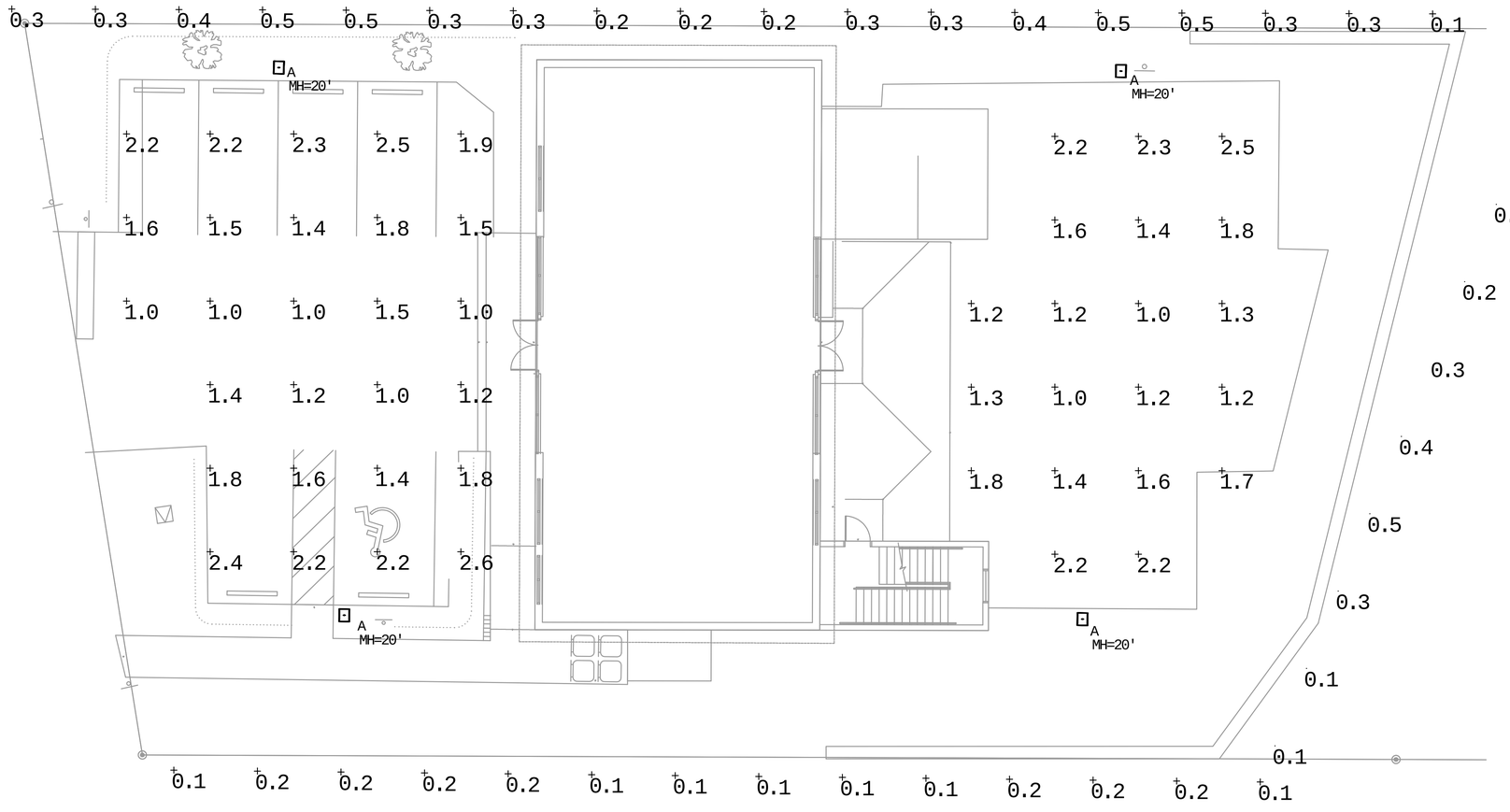
ST. ANDREW'S EPISCOPAL ACADEMY, INC.
UPPER SCHOOL
320 SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
C100

PROJECT NO.
14-045

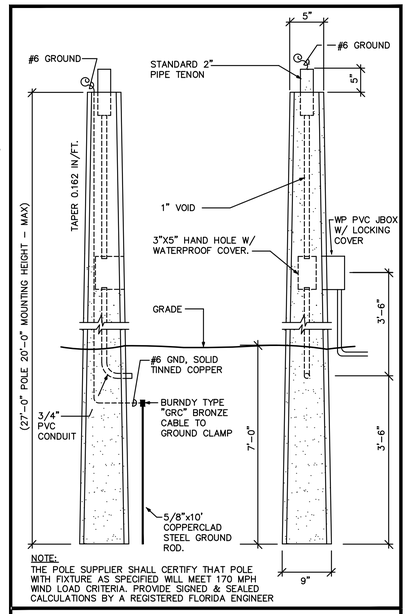


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	A	SINGLE	12500	0.920	G18-4XL-150PSMH-HS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back Parking Area	Illuminance	Fc	1.61	2.5	1.0	1.61	2.50
Front Parking Area	Illuminance	Fc	1.67	2.6	1.0	1.67	2.60

PHOTOMETRIC PLAN

1/8"=1'-0"



CONCRETE POLE DETAIL

NOT TO SCALE

GARDCO "GULLWING"

NOT TO SCALE

ISSUED FOR PERMIT	06-16-14
-	-

KAMM CONSULTING PROJECT #: 2014-0415
PROJECT MANAGER: DUANE MILLAR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
engineering@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232
06-25-14
date
signed

Project:

Proposed Improvements for

St. Andrews School

FT. PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
A.	05/05/14	COA REVIEW
B.	06/16/14	PERMIT SET

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

PHOTOMETRIC PLAN

Reference North

Drn: MT
Chd: AJD
Project No.: 2014-21
Sheet No.: E1.1
Dwg. File: .
XREF File: .
Plot File: .

Cert. No.: 12.456
Date Signed:

Copyright ©2014, Donadio & Associates, Architects, P.A.

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET C300

PROJECT NO. 14-045

ST. ANDREW'S EPISCOPAL ACADEMY, INC.
UPPER SCHOOL
320 SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

STUDENT DROP-OFF & PARKING

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

DRAWING	14-045
DESIGNED	W.P.S.
DRAWN	W.P.S.
CHECKED	W.P.S.
SCALE	1"=80'
DATE	5/09/2014

MARK	REVISION	DATE

TRAFFIC IMPACT STATEMENT

FOR

320 SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

PREPARED BY:
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Date: 7/13/14

William Stoddard, Ph.D., P.E.
FL Reg No. 57605
Certificate of Authorization 00008668

1. Introduction

The site, 320 South Indian River Drive, Ft. Pierce, Florida is located at the intersection between Citrus Avenue and South Indian River Drive in the City of Fort Pierce. The site was originally developed in 1984 and since that time has been in use as a commercial law office. Full access to the site is provided by a driveway entrance on the east side of South Indian River Drive. A conditional use application has been submitted to the City of Ft. Pierce to change the use to an educational facility for St. Andrews Episcopal Academy. This site will be in included in the overall campus and will serve as an upper school for grades 6 through 12. This report examines the impact of the change in use of use on the PM Peak Hour trips generated by the site.

2. Existing Conditions

The subject site is currently zoned for use as commercial office. In the past to has been used exclusively as a law firm. However, in the recent years only one tenant has been leasing office space while the majority of the building has remained vacant. In May 2014 St. Andrews Episcopal Academy purchased the property and since that time the building has remained vacant. The building is open at the first level to allow for understory parking and building access. Two floors of office space include a gross area of 5,300 sf.

To the south of the site is Citrus Avenue right of way followed by vacant land. To the North is vacant property and playing fields owned by St. Andrews Episcopal Academy and St. Andrews Episcopal Church. To the west is South Indian River Drive right of way followed by existing commercial offices.

South Indian River Drive is a north/south two lane divided local roadway in the vicinity of the site and has a posted speed limit of 35 mph. Citrus Avenue is an east/west four lane local roadway. This section of Citrus Avenue east of US 1 does not have a posted speed limit but by Florida standard it is 30 mph. The intersection between Citrus Avenue and South Indian River Drive is a roundabout and is located immediately southwest of the site.

3. Proposed Development

St. Andrews Episcopal Academy currently owns and operates from facilities located immediately North of the subject site at 210 South Indian River Drive and includes grades PK-2 through 8. Upon approval, the proposed site will be altered and changed for use as an educational facility. This new facility will serve as St. Andrew's Episcopal Academy's upper school that will include grades 6 through 12. This represents an expansion but also a relocation of existing students, faculty, and resources for St. Andrews Episcopal Academy. St. Andrew's Episcopal Academy will be operated as a private school facility but will accept public funding through Voluntary Pre-Kindergarten (VPK) and Step Up program.

Proposed alterations include enclosing the lower level for use as a reception area and student cyber cafe as well as construction of a second stair tower for compliance with egress requirements of the 2010 Florida Building Code. The anticipated maximum occupancy for this facility following completion of the alterations is 60 students (limit per fire code) plus faculty and staff. After alterations the gross floor area will be 7,890 sf. Access to the site will continue to be provided from South Indian River Drive using the existing full access driveway entrance.

4. Trip Generation:

Trip generation was determined by referencing the Institute of Transportation Engineer's (ITE) report titled Common Trip Generation rates, PM Peak Hour, Trip Generation Manual, 9th Edition. Land use code 710 (General Office Building) was used for trip generation for the existing conditions and land use code 536 (Private School K-12) was utilized for the trip generation requirements of the proposed development and change of use. For comparison the proposed trip generation was also calculated for land use code 522 (Middle School / Junior High School) and 530 (High School). The floor area was assumed to be distributed 42.8% to middle school and 57.2% to high school. Table 1 outlines the anticipated weekday PM peak hour trip generation of the existing office use and the proposed school use.

Table 1: Trip Generation Existing and Proposed
320 South Indian River Drive Only

	Land Use	**Units**	**Unit of Measure**	**Trips per Unit**	**Trips Generated**
Existing	710 General Office Space	5,300 sf	1,000 sf	1.49	**7.9**
Proposed	536 Private School (K-12)	60 students	Students	0.17	**10.2**
Proposed	522 Middle School	3,377 sf	1,000 sf	1.19	4.0
Proposed	530 High School	4,513 sf	1,000 sf	0.97	4.4
				Total	**8.4**

5. Conclusion

Based on the proposed change of use and the proposed expansion the PM Peak hour trip generation will increase by 6.3% using middle and high school land use codes and 29.1% using private school land use codes over existing general office trip generation. Since this facility is used strictly for grades 6 through 12, land use codes 522 and 530 more accurately represent the actual trip generation. Lower school levels which are included in the 536 land use code generate more traffic and bias the results.

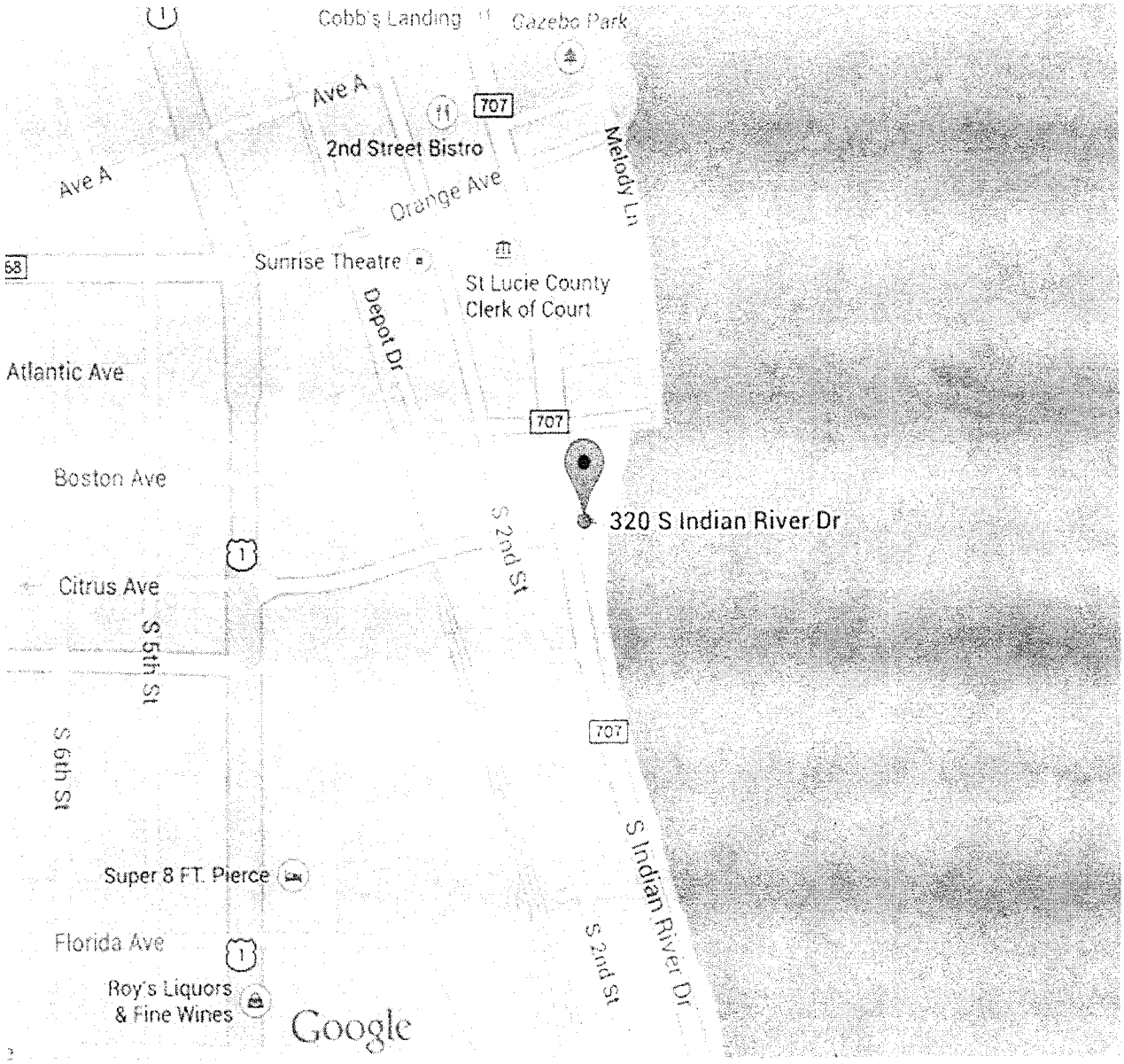
In order to minimize the impact on traffic flow during peak travel times we have staggered the opening and closing of school, and have divided the location for line waiting to reduce back-up. The Upper School will begin at 7:45 a.m., with drop-off beginning at 7 a.m., prior to local business and office peaks. This school will begin dismissal at 2:15 p.m.

The Lower School (grades PreK-2 through grade 5) will open at 7:00 a.m. for early drop-off, will have regular drop-off staggered through until 8:00 a.m. and will be moved from the existing drop off site to the private road on the north side of the church and school property. Dismissal for the Lower School will be at 2:30 p.m.

There may be an increase in evening traffic downtown due to the school based activities and events which are expected to increase in frequency, but will be scheduled for 7:00 p.m. through 9:30 p.m. as much as is possible.

This study considered the impacts of the alterations and change of use for 320 South Indian River Drive only. However, this site will be associated with a much larger school campus that is contiguous to the north. A more detailed analysis is required properly assess the impacts from the overall school campus.

APPENDIX



Site location map of 320 South Indian River Drive

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit	
PORT AND TERMINAL				
30	Truck Terminal	Acres	6.55	
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62	
INDUSTRIAL				
110	General Light Industrial	1,000 SF	0.97	
120	General Heavy Industrial	Acres	2.16	
130	Industrial Park	1,000 SF	0.85	
140	Manufacturing	1,000 SF	0.73	
150	Warehousing	1,000 SF	0.32	
151	Mini-Warehouse	1,000 SF	0.26	
152	High-Cube Warehouse	1,000 SF	0.12	
170	Utilities	1,000 SF	0.76	
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	1.00	
220	Apartment	Dwelling Units	0.62	
221	Low-Rise Apartment	Dwelling Units	0.58	
230	Residential Condominium / Townhouse	Dwelling Units	0.52	
240	Mobile Home Park	Dwelling Units	0.59	
251	Senior Adult Housing - Detached	Dwelling Units	0.27	
252	Senior Adult Housing - Attached	Dwelling Units	0.25	
253	Congregate Care Facility	Dwelling Units	0.17	
254	Assisted Living	Beds	0.22	
255	Continuing Care Retirement Community	Dwelling Units	0.16	
LODGING				
310	Hotel	Rooms	0.60	
320	Motel	Rooms	0.47	
330	Resort Hotel	Rooms	0.42	
RECREATIONAL				*
411	City Park	Acres	0.19	
412	County Park	Acres	0.09	*
413	State Park	Acres	0.07	
415	Beach Park	Acres	1.30	
416	Campground / Recreation Vehicle Park	Camp Sites	0.27	
417	Regional Park	Acres	0.20	
420	Marina	Berths	0.19	
430	Golf Course	Acres	0.30	
431	Miniature Golf Course	Holes	0.33	

Code	Description	Unit of Measure	Trips Per Unit	
432	Golf Driving Range	Tees / Driving Positions	1.25	
433	Batting Cages	Cages	2.22	
435	Multi-Purpose Recreational Facility	Acres	5.77	
437	Bowling Alley	1,000 SF	1.71	
441	Live Theater	Seats	0.02	
443	Movie Theater without Matinee	1,000 SF	6.16	
444	Movie Theater with Matinee	1,000 SF	3.80	
445	Multiplex Movie Theater	1,000 SF	4.91	
452	Horse Race Track	Acres	4.30	*
454	Dog Race Track	Attendance Capacity	0.15	
460	Arena	Acres	3.33	*
473	Casino / Video Lottery Establishment	1,000 SF	13.43	
480	Amusement Park	Acres	3.95	
488	Soccer Complex	Fields	17.70	
490	Tennis Courts	Courts	3.88	
491	Racquet / Tennis Club	Courts	3.35	
492	Health / Fitness Club	1,000 SF	3.53	
493	Athletic Club	1,000 SF	5.96	
495	Recreational Community Center	1,000 SF	1.45	
INSTITUTIONAL				
520	Elementary School	1,000 SF	1.21	
522	Middle School / Junior High School	1,000 SF	1.19	
530	High School	1,000 SF	0.97	
536	Private School (K-12)	Students	0.17	
540	Junior / Community College	1,000 SF	2.54	
560	Church	1,000 SF	0.55	
565	Daycare Center	1,000 SF	12.46	
566	Cemetery	Acres	0.84	
571	Prison	1,000 SF	2.91	
580	Museum	1,000 SF	0.18	
590	Library	1,000 SF	7.30	
591	Lodge / Fraternal Organization	Members	0.03	
MEDICAL				
610	Hospital	1,000 SF	0.93	
620	Nursing Home	1,000 SF	0.74	
630	Clinic	1,000 SF	5.18	
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72	

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft^2 or a reduction of 40% if equal to or greater than 50,000 ft^2.

* Approximated by 10% of Weekday average rate.

01 PROPOSED ELEVATION

Scale: 1/4" = 1'-0"

Project:

Proposed Improvements
for

St. Andrews
School

FT. PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
A.	05/05/14	COA REVIEW

Architect:

DONADIO
& Associates, Architects P.A.

609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002236
www.donadio-arch.com

Consultant:

Drawing Title:

PROPOSED ELEVATION

Reference North

Drn: MT
Chd: AJD
Project No.: 2014-21
Sheet No.: A3.10

Dwg. File:
XREF File: .
Plot File: .

Cert. No.: 12,456

Date Signed:

Copyright © 2014, Donadio & Associates, Architects, P.A.

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

June 30, 2014

Kori Benton
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34954

Re: Technical Review- Conditional Use
St. Andrew's Episcopal Academy

Dear Mr. Benton:

Enclosed for your review and approval, please find three (3) sets of plans and the following responses to your comments dated June 18, 2014:

1. Acknowledged. The installation of a sidewalk connection from the right-of-way (S. Indian River Drive) to the front entrance shall be completed per Section 22-62(b) and (d).

2. Enclosed please find a photometric survey.

3. Attached please find sheet C-300 showing proposed student parking in the City of Fort Pierce parking garage and the St. Lucie County parking garage. Student drop-off for the upper school will remain in the same location as it is currently functioned.

4. Supplemental landscaping has been added sheet C-100.

5. A stop bar and stop sign have been provided to delineate the north drive aisle exit. (See sheet C-100)

6. Refuse storage area will be provided using four (4) large rolling containers stored on the southwest corner of the building within a 6 ft vinyl fence enclosure.

7. Drop-off and pick-up for the school will remain at the same location as it currently exists for both the lower school and the upper school.

8. Traffic impact statement is enclosed.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

William P. Stoddard, Ph.D., P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

BOARD OF COUNTY COMMISSIONERS

ST. LUCIE COUNTY FLORIDA

COUNTY ATTORNEY
Daniel S. McIntyre

Heather Young ASSISTANT COUNTY ATTORNEY
Katherine Davis Barbieri ASSISTANT COUNTY ATTORNEY

July 7, 2014

RECEIVED
JUL 10 2014
CITY OF FORT PIERCE
PLANNING & ZONING

Kori Benton, Historic Preservation Officer
City of Fort Pierce
City Hall
100 N. US 1
P.O. Box 1480
Fort Pierce, FL 34954

RE: St. Andrews School – Use of Parking Lot

Dear Mr. Benton:

In response to your request, please be advised that St. Lucie County has no objections to the continued use of the County's parking lot located east of Indian River Drive and adjacent to the St. Andrews School for drop off and pick up of students for the existing school and the proposed high school.

Sincerely,

Daniel S. McIntyre
County Administrator

DSM/sb

C: Fort Pierce City Manager
Fort Pierce City Attorney
Public Works Director

INDIAN RIVER STATE COLLEGE

Vice President of Academic Affairs

April 10, 2014

Trina Angelone
St. Andrew's Episcopal Academy
210 South Indian River Drive
Fort Pierce, FL 34950

Dear Ms. Trina Angelone,

Thank you for your request to participate in Dual Enrollment classes at Indian River State College. Your schools application has met the criteria for approval. While your state Department Of Education school number is 6783, your Indian River State College Dual Enrollment code is V7.

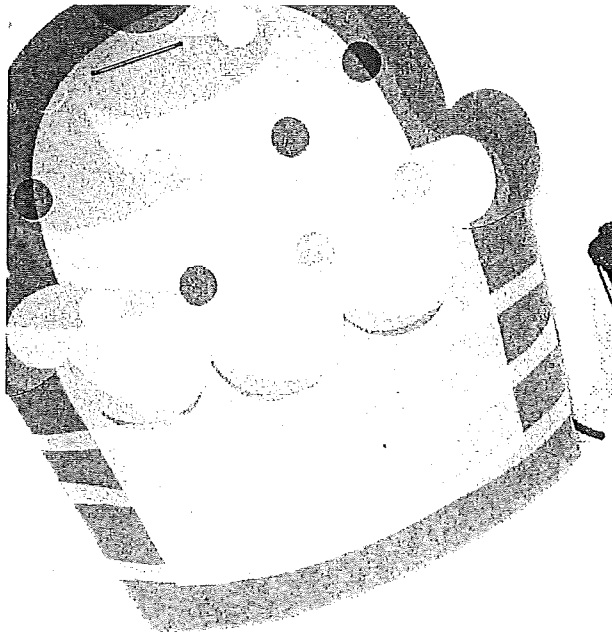
Should you have any questions or need clarification, please feel free to contact Casey Lunceford, Assistant Dean of Arts and Sciences, 772-462-7693 or cluncefo@irsc.edu or Dr. Anthony Iacono, Vice President of Academic Affairs, 772-462-7215 or iacono@irsc.edu.

We look forward to having your students participate in Dual Enrollment classes.

Sincerely,

Anthony J. Iacono, Ph.D.
Vice President of Academic Affairs

AJI/sss



The Cake Lady

207 Orange Ave.
Fort Pierce, FL 34950
(772) 242-8128

April 16, 2014

Dear St. Andrew's Episcopal Academy,

I am very excited about having an opportunity to partner with St. Andrew's Episcopal Academy in the 2014-2015 school year. I look forward to working with your school for school field trips and various fundraising.

Sincerely,

Stacy Lynn
The Cake Lady

6

2nd Street Bistro – 122N Second Street Fort Pierce, FL 34950
P :(772)-293-9191 – 2ndstreetbistro122@gmail.com – www.2ndstreetbistro.co

April 11, 2014

Dear St Andrew's Episcopal Academy,

We are excited to have the opportunity to partner with St Andrew's 2014-2015 school year, in an effort to be able to create a lunch program for the new upper school. As you know we already committed to supporting anything and everything associated with the school and Church. We think this is a great opportunity and are excited to be part of it.

With our private party room, food trailer and capacity of 200 plus people in our restaurant, located steps away from St Andrew's, we welcome any and all events that we can help with.

Sincerely,

Gary Sofen
Owner

Varsity Sport Shop

211 Orange Ave. Fort Pierce, FL 34981
772.465.1396
www.varsitysportshop.com

April 16, 2014

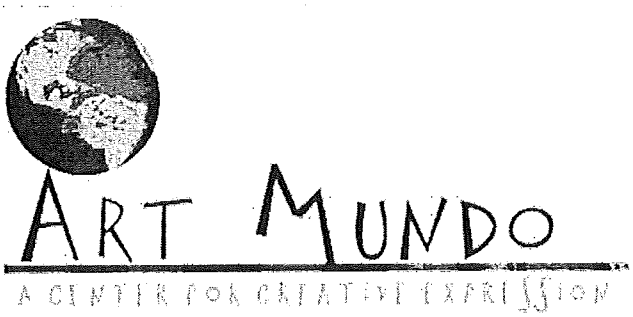
Dear St. Andrew's Episcopal Academy,

We at Varsity Sport Shop are very excited about having the opportunity to partner with St. Andrew's Episcopal Academy in the 2014-2015 school year. We look forward to growing with you and providing your staff and students with their embroidery, custom apparel and sporting goods needs. We also look forward to continuing our support for your annual 5k event and creating t-shirts for other various events.

The growth of the school is something I am personally excited to see in our downtown area and will do anything I can to help support it. I can't wait to see how much we grow together in the coming years!

Sincerely,

Kristina Gibbons
Varsity Sport Shop
Owner



May 7, 2014

Dear St. Andrew's Episcopal Academy,

I am looking forward to having the opportunity to partner with St. Andrew's Episcopal Academy in the upcoming school year. I think that your students will really enjoy working with a variety of the artists in our studio. Thank you for your business.

Sincerely,

Debi Crouse

111 Orange Avenue
Ft. Pierce, FL 34950
(772) 461-2348
Fax (772) 461-0202
FortPierceFL@anytimefitness.com
www.anytimefitness.com

4/11/14

St. Andrews Episcopal Academy
210 S. Indian River Drive
Fort Pierce, Fl. 34950
Attn: Trina Angelone, Head Of School

RE: St. Andrews Episcopal Academy Expansion Plans.

Dear Trina,

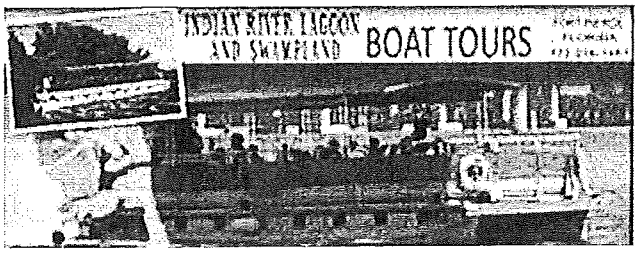
It was a pleasure meeting with you to go over the plans the academy has for the expansion of its high school offerings and the utilization of the property located at 111 Orange Ave.. Your initiative is a very exciting development for downtown Ft. Pierce and I am sure will be embraced fully by the local business community.

Anytime Fitness Of Fort Pierce is thrilled to continue and expand our partnership with the academy and we believe that the plans to integrate the school into the downtown business community will be a significant benefit to the downtown businesses but also the entire community. A more active and vibrant downtown will do much to attract more people which in turn will stimulate further the entire Ft. Pierce business environment.

In addition the direct impact of having students and faculty utilizing the downtown merchants will be an immediate infusion of pedestrian traffic generating activity for the downtown across the entire spectrum of goods and services downtown merchants have to offer. We applaud your bold initiative. If we can be of assistance in any way with your endeavors please let me know.

Sincerely,

Michael Broderick
Anytime Fitness Of Fort Pierce
111 Orange Ave.
Fort Pierce Fl. 34950
772-461-2348
561-719-3356 (cell)



May 9, 2014

Dear St. Andrew's Episcopal Academy,

I am looking forward to having the opportunity to partner with St. Andrew's Episcopal Academy in the upcoming school year. I think that using the water taxi will be a wonderful addition to your Marine Science and Sailing programs. Thank you for your business.

Sincerely,

Captain Chop Lege

Captain Chop Lege

TREASURE COAST YOUTH SAILING FOUNDATION, INC.
P.O. BOX 3108
FORT PIERCE, FL 34948-3108

March 5, 2014

Ms. Mandy Doss, Director of Admissions
St. Andrew's Episcopal Academy
Fort Pierce, FL 34950

Subject: Sailing classes

Dear Mandy,

Thank you again for taking time from your busy schedule to talk with Lou Tomasovic and me about the proposed sailing program for the Academy's next school year.

This is exciting for us since it can be a significant step forward in our ongoing plans for expansion of our youth sailing programs. We will be very pleased and proud to have your school as our first partner in this effort.

We will be back in touch with you over the next few weeks and months as the plan for next fall develops. Please don't hesitate to contact me or Lou if you have questions or we can be of help in any way. I can best be reached at 772-332-1732, and Lou's phone is 772-879-1059. Lou can also be reached by e-mail at ltomasovic@comcast.net

Sincerely,

Roy M. Whitehead, President

Cc: Trina Angelone, Head of School
Lou Tomasovic, TCYSF Director of Operations

141 Melody Lane
Fort Pierce, FL 34950
772-672-4401
www.unclecarlosgelato.com

April 14, 2014

Dear St. Andrew's Episcopal Academy,

I am excited to have the opportunity to partner with St. Andrew's Episcopal Academy in the 2014-2015 school year. I am looking forward to creating a lunch program that your high school students will enjoy.

Sincerely,

Carlo Sacco

ONE YOGA PLANET CO-OP
116 AVENUE A, UNIT C
FORT PIERCE, FL 34950

April 16, 2014

Dear Mrs. Angelone,

I am very excited to have an opportunity to partner with St. Andrew's Episcopal Academy in the 2014-2015 school year. I look forward to preparing healthier lunch options for your students to enjoy next year.

Sincerely,

Margarida Tree
Owner

Rinelli's Yellow Tail
FINE DINING & FULL COCKTAIL BAR
historic downtown fort pierce, florida
101 2nd Street
772.466.5474

April 16, 2014

Dear Mrs. Angelone,

I am very excited to have an opportunity to partner with St. Andrew's Episcopal Academy in the 2014-2015 school year. I look forward to preparing healthier lunch options for your faculty and students to enjoy next year.

Sincerely,

Don Rinelli
Owner

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JULY 8, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

The meeting was called to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eloise Cummings; Phyllis Castro; Tim O'Connell; Robert Poitier; Brian Paul; Mike Dahan; Steve Weaver; Bob Burdge, Chairman

Absent: Eduardo Mujica; Erica Ganzi; John George; Marcia Baker

Staff Present: James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Manager
Sandy Ramseth, AICP, Senior Planner
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Steve Weaver, seconded by Robert Poitier to excuse the absences of Ms. Baker, Ms. Ganzi, Mr. George and Mr. Mujica.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

a. May 13, 2014 meeting

Motion was made by Robert Poitier, seconded by Eloise Cummings to excuse the absences of Ms. Castro, Mr. George, and Ms. Ganzi from the May 13, 2014 meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

b. June 10, 2014 meeting

Motion was made by Robert Poitier, seconded by Tim O'Connell to excuse the absence of Ms. Castro from the June 10, 2014 Special meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver and Mr. Dahan participated in discussions and voting.

6. **APPROVAL OF MINUTES**

a. May 13, 2014 Meeting

Motion was made by Robert Poitier, seconded by Brian Paul to approve the minutes for the May 13, 2014 meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

b. June 10, 2014 Special Meeting

Motion was made by Steve Weaver, seconded by Robert Poitier to approve the minutes for the June 10, 2014 special meeting.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Approval of a Conditional Use with New Construction to Exceed Maximum Height of 28 Feet for Single-Family Homes in the R-1 District, within the South Beach Overlay

Mr. Benton gave an overview of the application. Mr. Weaver filled out Form 8B to recuse from voting. The board discussed the item. The chairman asked for questions from the audience and no one spoke in favor or in opposition to the project.

Motion was made by Tim O'Connell, seconded by Robert Poitier to approve the Site Plan and Conditional Use at 1613 Thumb Point Drive.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, Mike Dahan, Chairman Bob Burdge

Other: Steve Weaver (RECUSE)

Passed

b. Approval of a Conditional Use to operate a Middle and High-school extension at the existing Private School at 320 S. Indian River Drive.

Mr. Benton gave an overview of the application. Trina Angelone, Head of Schools at St. Andrews Episcopal Church & School and Bill Stoddard, Engineer, at Schulke, Bittle & Stoddard commented. The board discussed the application.

Motion was made by Robert Poitier, seconded by Phyllis Castro to approve the Conditional Use to operate a Middle and High School extension at the existing Private School at the subject location upon the final passage of Ordinance 14-017 with the following conditions:

1. The applicants obtain formal authorization from St. Lucie County for the continued use of the St. Lucie County Riverside Parking Lot for the delivery and pick up of students.
2. A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year.
3. Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.

AYE: Steve Weaver, Mike Dahan, Brian Paul, Robert Poitier, Tim O'Connell, Phyllis Castro, Eloise Cummings, Chairman Bob Burdge

Passed

c. Approval of Conditional Use to construct a canvas awning approximately 24' X 60' onto a wooden deck located on the north side of the existing building, and another 6' X 60' awning on the east side of the same building, which is the current location for the resort restaurant. The awning that will be located on the east side will be attached to the building, off of the ground, centered, and leveled to the building. Additional improvements include replacing the wood deck of the north side of the same building, which was removed due to decay caused by storms and weathering.

Ms. Ramseth gave an overview of the application. Mr. Paul and Mr. Weaver filled out form 8B and recused from voting. The board discussed the item. No one in the audience spoke in favor or in opposition of the application.

Motion was made by Robert Poitier, seconded by Tim O'Connell to approve the construction of a canvas awning over a wooden deck on the north side of the existing building and another awning on the east side of the same building with the condition that all city engineering comments are satisfied at the time of building permit application.

AYE: Mike Dahan, Phyllis Castro, Tim O'Connell, Robert Poitier, Eloise Cummings, Chairman Bob Burdge

Other: Steve Weaver (RECUSE), Brian Paul (RECUSE)

Passed

8. BOARD COMMENTS

Chairman Burdge stated that Officer Glenn Reed will be back at the August meeting to continue her CPTED presentation and discuss the homework assignment.

Mr. Weaver and Ms. Castro commented on the LDR rewrite.

9. ADJOURNMENT

The meeting was adjourned at 6:56 PM.

City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 08/04/2014

Re: Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive

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

---

SUBJECT:

Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive. FIRST READING (Postponed from July 7, 2014 and July 21, 2014 meetings)

SUMMARY:

- The applicants are requesting the abandonment of a portion of City owned Right-of-way known as Boston Avenue, located between South Indian River Drive and the Indian River.
- The request is filed concurrent to the preparation of expansion plans for St. Andrew's Episcopal Academy.
- The Planning Board, at their May 13th, 2014 meeting, voted unanimously to recommend approval of the abandonment with the recommended conditions of Staff and the exchange of the subject right-of-way with a 15' pedestrian access easement along the water front, from Melody Lane to the southern boundary of Boston Avenue.
- The applicants have submitted a counter proposal including two options for the City Commission to consider in exchange for the subject right-of-way.

RECOMMENDATION:

The recommendation of Staff is that the City Commission directs the preparation and advertisement of a revised draft of Ordinance 14-018 to include the following provisions:

1) The dedication of the proposed Public Access Parcel as presented by St. Andrew's;
2) A Developer's Agreement detailing commitments to construct the presented amenities within the Public Access Parcel, as well as maintenance of the bulkhead abutting their privately held property, and potential successors; and
3) A reversion clause that authorizes the City of Fort Pierce to regain ownership of the subject extension of Boston Avenue if a Site Plan is not approved by the City Commission within twelve (12) months;
The proposed condition of approval remains that the applicant records a Unity of Title between Parcels 2410-804-0003-000-4 & 2410-804-0004-000-1 prior to the effective date of the abandonment as to avoid the creation of a nonconforming lot.

ALTERNATIVES:

- Approval with Variable Conditions
- Denial

RESPONSIBLE STAFF:

Kori Benton, Historic Preservation Officer

COORDINATED WITH:

- Tracy Telle, PE, Assistant City Engineer
- Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Potential Compensation for the Sale or Transfer of Land

Attachments

Staff Report
Proposed Ordinance 14-018
Abandonment App
Site Aerial and Proposed Abandonment Distribution
Survey
OLD - Previous Appraisal Report Submitted
OLD - Conceptual Plan with Boston Avenue & Previously Proposed Easement Overlay
Planning Board Minutes
City Commission Meeting Minutes - 7.7.2014
NEW - Updated Appraisal Report of Boston Avenue
NEW - Appraisal Report of St. Andrews' Proposed Public Access Parcel
NEW - St. Andrews' Conceptual Plan for Proposed Public Access Parcel
NEW - Letter of Commitment from St. Andrew's
NEW - Sketch & Legal Description of St. Andrews' Proposed Public Access Parcel
Example of Abandonment Ordinance with Reversion Clause and Developer's Agreement

---

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: July 23rd, 2014

STAFF REPORT

Owner(s): St Andrews Episcopal Church
210 S Indian River Dr
Fort Pierce FL 34950-4337

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

Applicant: St. Andrews Episcopal Church & School c/o John Liebler
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: Abandonment of Boston Avenue Extension

Location: Boston Avenue East of S. Indian River Drive, West of the Indian River – Approximately 290 S. Indian River Drive

Parcel ID: 2410-804-0003-000-4, 2410-804-0004-000-1, & 2410-808-0001-000-2

Zoning: C-4, Central Commercial & C-1, Office Commercial

Surrounding Zoning:

North	East	South	West
C-4	A-2	C-1	C-4

Future Land Use: CBD, Central Business District

Land Area of Subject ROW: .22 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant is requesting the City Commission of the City of Fort Pierce vacate and abandon a 25 ft. by approximately 380 ft. extension of right-of-way known as Boston Avenue, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida; said right-of-way lying east of South Indian River Drive and west of the Indian River, north of Citrus Avenue.

The subject right-of-way was created in the 1920s, after dredging and shoaling extended the river bank east of Indian River Drive several hundred feet into the Indian River Lagoon. The property boundaries were extended eastward, continuing the Boston Avenue right-of-way eastward as well, terminating at the existing seawall established and maintained by the City of Fort Pierce. The subject section of Boston Avenue has never been formally paved, however the City Commission opened a portion of the right-of-way in 1975 to provide formal access to an apartment complex previously situated along the riverfront. Although this section of Boston Avenue remains unpaved, it provides legal access to a parcel of land, and to the former apartments, which would be landlocked otherwise. The noted apartment complex was demolished in 2003.

St. Andrew's Episcopal Academy has purchased 2.31 acres of property adjacent to this section of Boston Avenue; supplementing the 2.77 acres of land owned by St. Andrew's Church representative of their established facilities. The request is based upon St. Andrew's acquisition of land abutting this extension of Boston Avenue, and their preparation of a development plan to pursue expansion of their existing private school in Downtown Fort Pierce. The abandonment and acquisition of this section of right-of-way provides greater flexibility and capacity for design as St. Andrews prepares plans for the prospective expansion.

Staff has noted that the abandonment of this section of Boston Avenue would effectively land lock Parcel# 2410-804-0004-000-1, rendering it a non-conforming lot, therefore the applicant shall complete a Unity of Title with their currently held Parcel to the west, or to the north, prior to the recording of the proposed abandonment.

All affected Departments have reviewed the submittals, and provided approvals for the proposed abandonment based on compliance with the requirements of the City Code.

Code of Ordinances

City of Fort Pierce Code Section 17-1 outlines considerations of the abandonment, narrowing, etc., of streets as follows:

> (a) No street, alley or way shall be closed, abandoned, relinquished or narrowed except by ordinance.
>
> (b) The person requesting abandonment of any street alley, or right-of-way shall be responsible for the payment of all costs involved in, or incurred by, the process of vacating and abandonment of any street, alley, or right-of-way.
>
> (Ord. No. K-106, § 1, 10-1-01)

Comprehensive Plan

The adopted City of Fort Pierce Comprehensive Plan seeks to develop opportunities to provide the public with expanded access to the waterfront. The proposed request shall be reviewed based upon the appropriate Goals, Objectives, and Policies within the Comprehensive Plan that express this strategy as the abandonment includes a section of right-of-way abutting the water front. The applicable Goals, Objectives and Policies identified are as follows:

1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.2 Policy: The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

(3) Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

The initial concept presented by Staff was centered upon the expansion of existing waterfront access along Melody Lane, the implemented concept at the Inlet Linear Park facilitated by the acquisition of public access easements, and the presented elements of the City's Comprehensive Plan, however; a variety of design approaches and concepts are encompassed within the identified policies, providing numerous approaches to achieve the recognized vision.

Planning Board Recommendation:

The Planning Board, at their May 13th, 2014 meeting, voted unanimously to recommend approval of the request with the conditions recommended by Staff. It is noted that a previously recommended condition of approval sought the retention of utility easements for the benefit of the Fort Pierce Utilities Authority (FPUA), however FPUA has declared that the discussed easements are unnecessary to the absence of infrastructure.

The recommendation forwarded by the Planning Board encompassed the endorsement of the initial option identified to exchange the subject right-of-way for an easement along the waterfront, extending from Melody Lane to the southern boundary of Boston Avenue, as it fulfilled the commitment of the City of Fort Pierce to maximize public access to the waterfront, and appeared to minimize impacts to the proposed expansion of St. Andrew's Episcopal Academy.

Applicant Proposal:

The applicant and representative of the request have expressed concerns regarding the acquisition of a linear access easement for the public along the waterfront, extending from Melody Lane south to the terminus of Boston Avenue. The applicant and representative have presented two counter proposals, or requested options for the City Commission to consider in exchange for the abandonment of the subject section of Boston Avenue. The two proposals are outlined as follows:

1) Payment of Appraised Market Value: The applicant would pay the City of Fort Pierce $170,000, the appraised market value of the Right-of-way requested to be abandoned; or

2) Dedication & Development of a Public Access Parcel: The applicant would convey to the City a Public Access Parcel along the Indian River. The proposed conveyance is presented in the attached Sketch & Legal Description of the Public Access Parcel and the Conceptual Rendering of Public Access Space. In addition to dedication of the Parcel, the applicant would agree to improve the Parcel substantially as shown on the enclosed artist's rendering as presented in the attached St. Andrews'

Conceptual Plan for Proposed Public Access Parcel, concurrent with the development of the applicant's property, and upon receipt of any necessary approvals and permits from the City. The presented improvements include paving, benches, decorative lighting (power to be supplied by City), landscaping and a central elevated base where the City may display a sculpture or other art feature (art to be supplied by City). The present value of the Parcel ($60,000) coupled with the estimated cost of the design and installation of the improvements as presented in the artist's rendering (estimated at approximately $100,000) are estimated to accrue very near the presented value of the right-of-way requested to be vacated. The cumulative value is estimated at nearly $160,000 to complete this proposal.

The elements contained with the advance of Option 2, Dedication & Development of a Public Access Parcel, embrace identified Comprehensive Plan Policies 1.8.2 (3) and 7.4.3 through the enhancement of public open spaces via the expansion of public access to the waterfront beyond the current terminus at Melody Lane. The proposal also encompasses enriched open space features to compliment the present walkway and future Melody Lane Fishing Pier. Furthermore, the design offers to advance the integrated open space system present along the waterfront, supplementing the linear walkway that stretches nearly a mile from Seaway Drive to this extended point. The Conceptual Plan presented similarly embodies pedestrian accommodations and landscape plantings alongside the waterfront to augment the established pedestrian corridor.

The applicant has further indicated that a component of both counter proposal options includes a guarantee of maintenance for the seawall by the property owner of real property abutting the seawall. The costs associated with the continued maintenance of this section of bulkhead along the waterfront is immeasurable as this time, as the City has not compiled such figures or identified this as a priority capital improvement project. The presented commitment provides an opportunity to offset future costs or repair or reconstruction to this essential infrastructure.

The selection of either option presented by the applicant would necessitate the advertisement and authoring of a revised Ordinance to facilitate formal action taken upon the request for Abandonment and the associated components for inclusion.

Staff Recommendation:

The recommendation of Staff is that the City Commission directs the preparation and advertisement of a revised draft of Ordinance 14-018 to include the following provisions:

1) The dedication of the proposed Public Access Parcel as presented by St. Andrew's;
2) A Developer's Agreement detailing commitments to construct the presented amenities within the Public Access Parcel, as well as maintenance of the bulkhead abutting their privately held property, and potential successors; and
3) A reversion clause that authorizes the City of Fort Pierce to regain ownership of the subject extension of Boston Avenue if a Site Plan is not approved by the City Commission within twelve (12) months;

The proposed condition of approval remains that the applicant records a Unity of Title between Parcels 2410-804-0003-000-4 & 2410-804-0004-000-1 prior to the effective date of the abandonment as to avoid the creation of a nonconforming lot.

ORDINANCE NO. 14-018

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF CITY RIGHT-OF-WAY KNOW AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER; PROVIDING FOR THE RESERVATION OF A FIFTEEN FOOT EASEMENT UNTO THE CITY OF FORT PIERCE, FLORIDA; FURTHER PROVIDING A REQUIREMENT FOR THE DEDICATION OF AN ADDITIONAL FIFTEEN FOOT EASEMENT UNTO THE CITY OF FORT PIERCE, FLORIDA;** REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, has been requested to vacate and abandon a 25 foot right-of-way known as Boston Avenue, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida; said right-of-way lying east of South Indian River Drive and west of the Indian River, north of Citrus Avenue; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, therefore:

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned as identified herein:

A PORTION OF CITY RIGHT-OF-WAY KNOWN AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER, AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The City shall retain an easement over the eastern fifteen feet of the area to be abandoned for the benefit of the public prior to any abandonment of this right-of-way.

As depicted on Exhibit “B”, attached hereto and incorporated herein.

SECTION 3. The City shall receive the dedication of an easement over the eastern fifteen feet of two parcels of land, lying immediately to the north of said right-of-way to be abandoned, for the benefit of the public prior to any abandonment of this right-of-way, more particularly described as follows and identified herein:

A FIFTEEN (15) FOOT WIDE SIDEWALK EASEMENT LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC

RECORDS OF ST.LUCIE COUNTY, FLORIDA, RUN NORTH 05°57'09" WEST (BASIS OF BEARINGS) ALONG THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 177.04 FEET TO A FOUND 3/4" IRON PIPE AND THE NORTHWEST CORNER OF SAID MARY ANN SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF MELODY LANE, A 25 FOOT RIGHT OF WAY; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.93 FEET TO THE POINT OF BEGINNING, THE WATERS EDGE OF THE INDIAN RIVER LAGOON AND THE EAST FACE OF A 1.00 FOOT WIDE SEAWALL; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 04°39'56" EAST ALONG SAID WATERS EDGE AND EAST FACE OF SEAWALL, A DISTANCE OF 258.56 FEET TO A POINT; THENCE LEAVING SAID WATERS EDGE AND EAST FACE OF SEAWALL, RUN NORTH 89°47'36" WEST, A DISTANCE OF 15.06 FEET; THENCE RUN NORTH 04°39'56" WEST, A DISTANCE OF 256.34 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF MELODY LANE; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.03 FEET TO THE POINT OF BEGINNING.

As depicted on Exhibit “B”, attached hereto and incorporated herein.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be and become effective upon all conditions precedent being met.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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. 14-018 was duly advertised by title only in the St. Lucie News Tribune on June 27, 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 7th, 2014; and was duly introduced, read by title only, and passed on second and final reading on July 21st, 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 22nd day of July, 2014.

Linda Hudson,
Mayor Commissioner

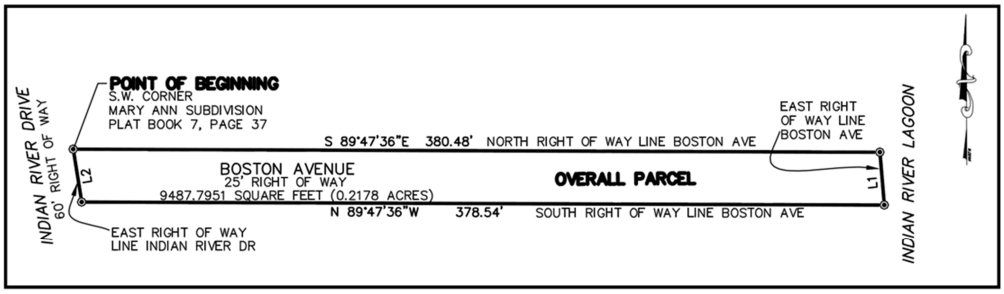
ATTEST:

Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A to ORDINANCE No. 14-018

Right-of-way for Abandonment



Legal Description:

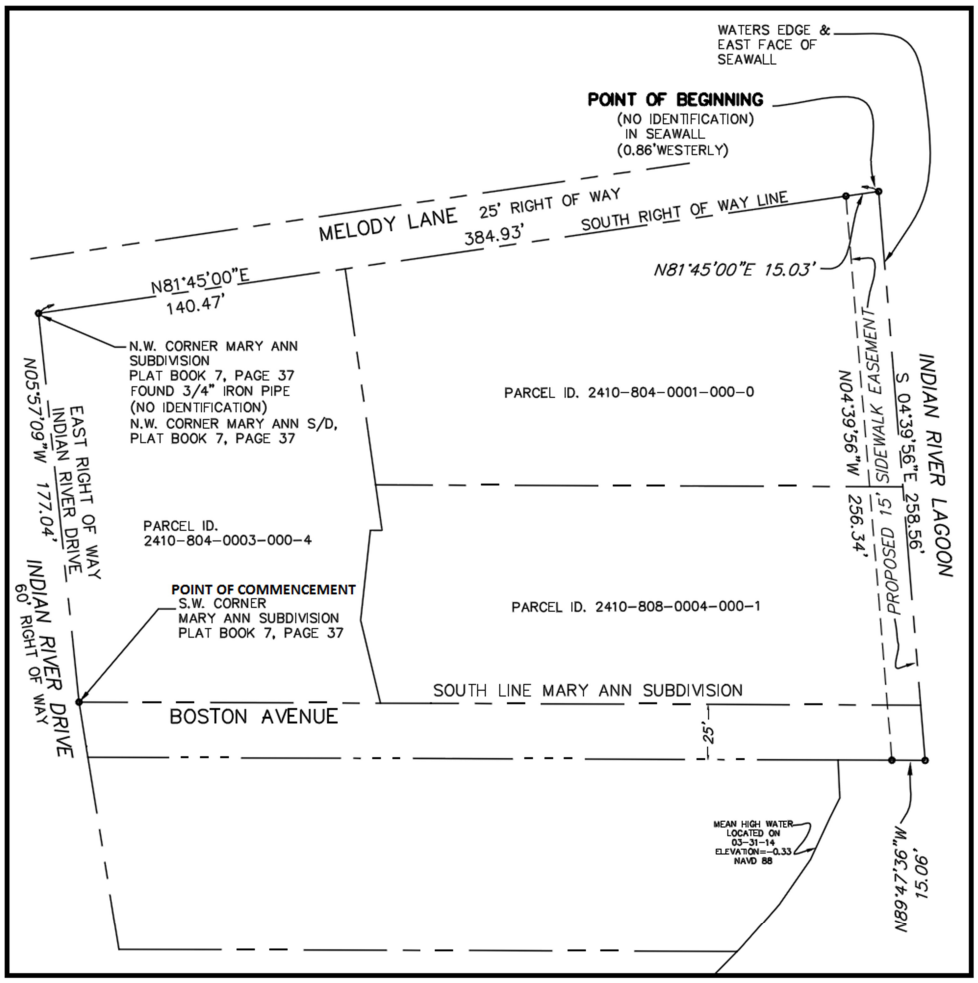
A PORTION OF CITY RIGHT-OF-WAY KNOWN AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER, AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OR MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89^{0}47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF BOSTON AVENUE; THENCE RUN S 0446'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE, RUN N 8947'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 0908'15"W ALONG SAID RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

EXHIBIT B to ORDINANCE No. 14-018

Retention and Dedication of a Fifteen Foot Wide Easement



Legal Description:
A FIFTEEN (15) FOOT WIDE SIDEWALK EASEMENT LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, RUN NORTH 05°57'09" WEST (BASIS OF BEARINGS) ALONG THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 177.04 FEET TO A FOUND 3/4" IRON PIPE AND THE NORTHWEST CORNER OF SAID MARY ANN SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF MELODY LANE, A 25 FOOT RIGHT OF WAY; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.93 FEET TO THE POINT OF BEGINNING, THE WATERS EDGE OF THE INDIAN RIVER LAGOON AND THE EAST FACE OF A 1.00 FOOT WIDE SEAWALL; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 04°39'56" EAST ALONG SAID WATERS EDGE AND EAST FACE OF SEAWALL, A DISTANCE OF 258.56 FEET TO A POINT; THENCE LEAVING SAID WATERS EDGE AND EAST FACE OF SEAWALL, RUN NORTH 89°47'36" WEST, A DISTANCE OF 15.06 FEET; THENCE RUN NORTH 04°39'56" WEST, A DISTANCE OF 256.34 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF MELODY LANE; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.03 FEET TO THE POINT OF BEGINNING.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location 210 South Indian River Drive

Parcel ID #(s) 2410-804-0003-000-4

Project description Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for Parcel A

St. Andrews Episcopal Church
Property Owner(s)
210 South Indian River Drive
Street Address
Fort Pierce, FL. 34950
City State Zip
772-461-7689
Phone Number
frjohn@mystandrews.com
Email Address

St. Andrews Episcopal Church c/o John Liebler, Rector/Board Chair
Applicant/Representative, Title, Company
210 South Indian River Drive
Street Address
Fort Pierce FL 34950
City State Zip
(772)461-7689
Phone Number
frjohn@mystandrews.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

John S. Liebler, Rector, St Andrew's Episcopal Church
Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY
The foregoing instrument was acknowledged before me this 15 day of April, 2014, by John S. Liebler who is personally known to me or has produced N/A as identification.

Barbara A. Bradford
Signature of Notary

BARBARA A. BRADFORD
MY COMMISSION # FF 049157
EXPIRES: December 7, 2017
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ Current survey, including property size
- ☒ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☒ Encumbrance Title Search
- ☒ Complete, notarized application

Application Type:

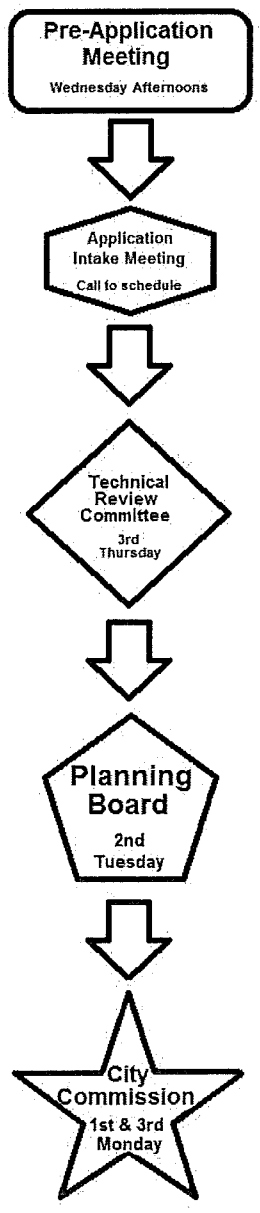
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Related property owner north and south of Boston Avenue right-of-way. Right-of-way not currently being utilized.

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location: South Indian River Drive

Parcel ID #(s): 2410-804-0004-000-1

Project description: Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for parcel B

St. Andrew's Episcopal Academy	St. Andrew's Episcopal Academy, Inc. c/o John Leibler, Restor/Board Chair
Property Owner(s)	**Applicant/Representative, Title, Company**
210 South Indian River Drive	210 South Indian River Drive
Street Address	Street Address
Fort Pierce, Fl. 34950	Fort Pierce, Fl. 34950
City State Zip	City State Zip
(772) 461-7689	(772) 461-7689
Phone Number	Phone Number
frjohn@mystandrews.com	frjohn@mystandrews.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Carter Aydlett

Property Owner(s) Signature(s)

STATE OF FLORIDA -- FL COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 2nd day of June, 2014, by

_____ who is personally known to me or has produced

N/A as identification.

Barbara A. Bradford

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA

BARBARA A. BRADFORD
MY COMMISSION # FF 049157
EXPIRES: December 7, 2017
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

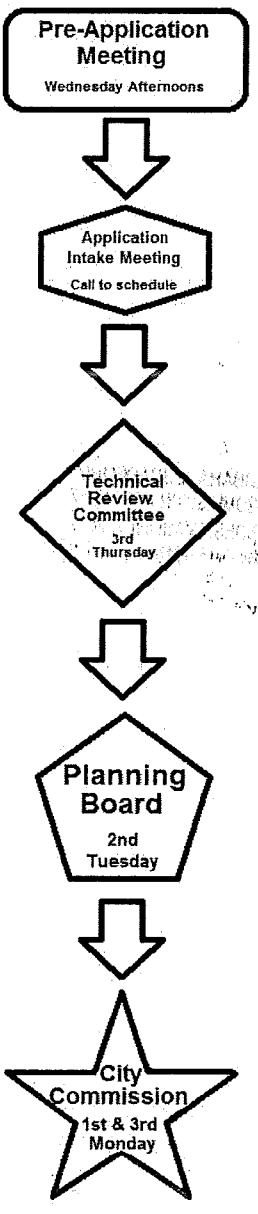
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Common property owner north and south of Boston Avenue right-of-way. Right-of-way is not currently being utilized.

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way.

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Abandonment

Property address or Location: South Indian River Drive

Parcel ID #(s): 2410-804-0001-000-2

Project description: Abandon right-of-way of Boston Avenue east of Indian River Drive, see attached legal and sketch for parcel C

St. Andrew's Episcopal Academy, Inc.	St. Andrew's Episcopal Academy, Inc. c/o John Leibler, Restor/Board Chair
Property Owner(s)	**Applicant/Representative, Title, Company**
210 South Indian River Drive	210 South Indian River Drive
Street Address	Street Address
Fort Pierce, Fl. 34950	Fort Pierce, Fl. 34950
City State Zip	City State Zip
(772) 461-7689	(772) 461-7689
Phone Number	Phone Number
frjohn@mystandrews.com	frjohn@mystandrews.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Celia Ayelaw
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3rd day of June, 20 14, by

_____ who is personally known to me or has produced

N/A as identification.

Barbara A. Bradford
Signature of Notary

BARBARA A. BRADFORD
MY COMMISSION # FF 049157
EXPIRES: December 7, 2017
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

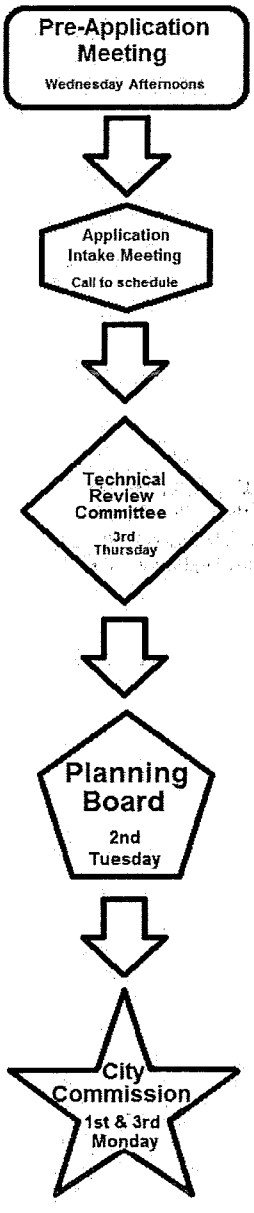
☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: Common property owner north and south of Boston Avenue right-of-way. Right-of-way is not currently being utilized.

List any utilities visible or known to exist in the right of way/easement: Existing FPUA water main in a portion of the right-of-way.

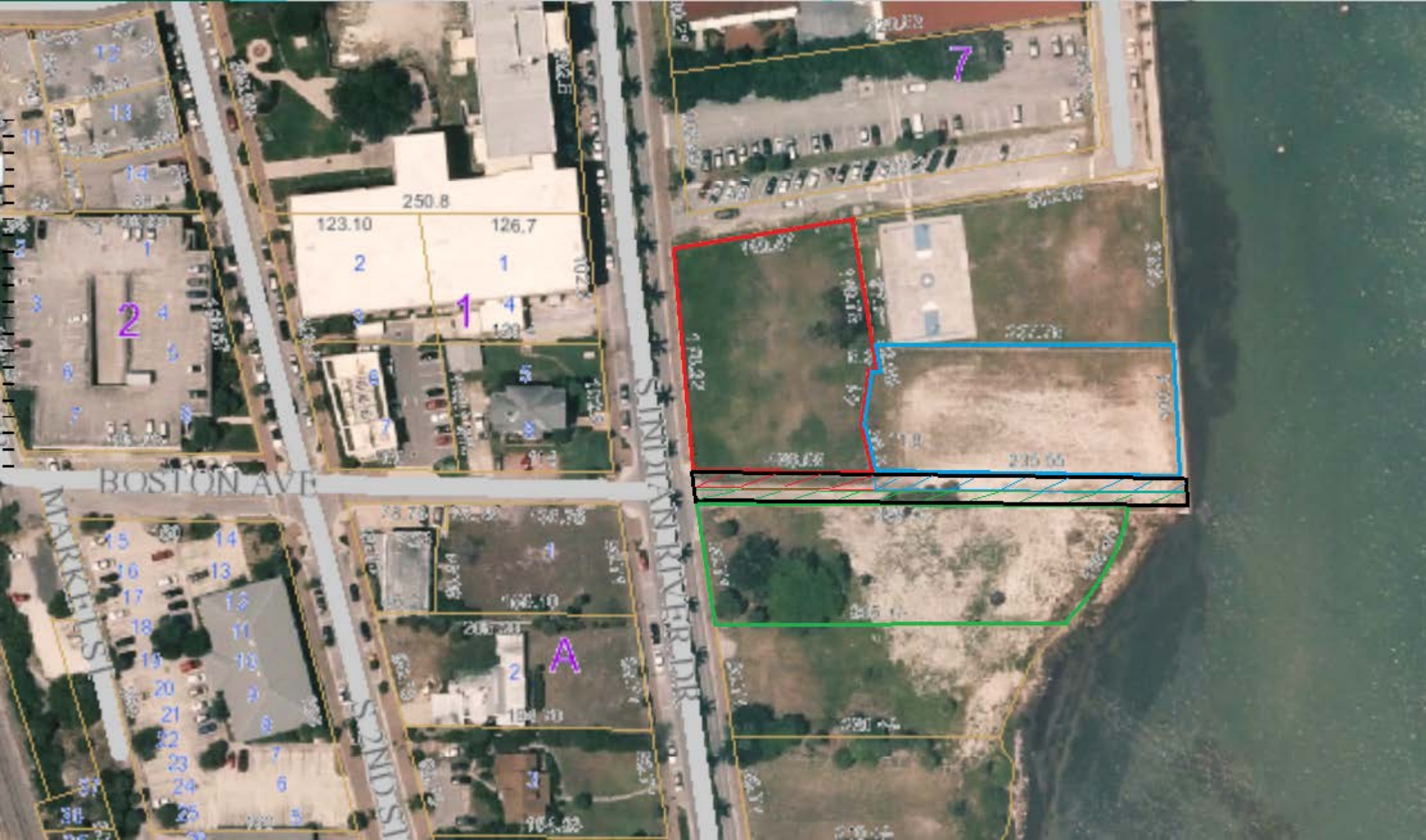
Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



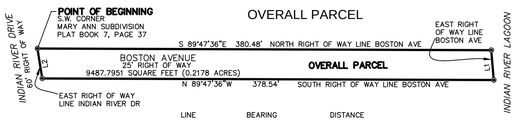
Boston Avenue Extension

Site Aerial


BOSTON AVE
MARKET ST
SCHOOL ST
INDIAN RIVER DR
250.8
123.10
126.7
1
2
7
A

DETAILS OF BOSTON AVENUE SPLIT

OVERALL PARCEL



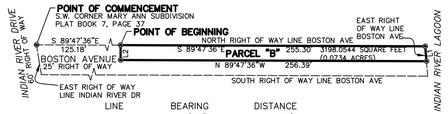
LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	25.09'
L 2	N 09°08'15"W	25.34'

PARCEL "A"

LINE	BEARING	DISTANCE
L 1	S 00°12'24"W	12.50'
L 2	N 09°08'15"W	12.67'

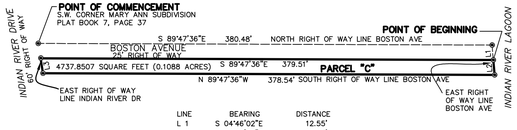
PARCEL "B"

DETAILS
GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	12.55'
L 2	N 00°12'24"E	12.50'

PARCEL "C"



LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	12.55'
L 2	S 04°46'02"E	12.55'
L 3	N 09°08'15"W	12.67'

LEGAL DESCRIPTION: OVERALL PARCEL

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE; RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "A"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 125.18 FEET MORE OR LESS; THENCE LEAVING SAID SOUTH LINE, RUN S 00°12'24"W, A DISTANCE OF 12.50 FEET; THENCE RUN N 89°47'36"W, A DISTANCE OF 123.12 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (60 FOOT RIGHT OF WAY); THENCE RUN N 09°08'15"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.67 FEET MORE OF LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.03 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "B"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 255.30 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°47'36"E, A DISTANCE OF 125.18 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE LEAVING SAID SOUTH LINE, RUN S 04°46'02"E, A DISTANCE OF 12.55 FEET; THENCE LEAVING EAST LINE OF BOSTON AVENUE, RUN N 89°47'36"W, A DISTANCE OF 256.39 FEET MORE OR LESS; THENCE RUN N 00°12'24"E, A DISTANCE OF 12.50 TO THE POINT OF BEGINNING.

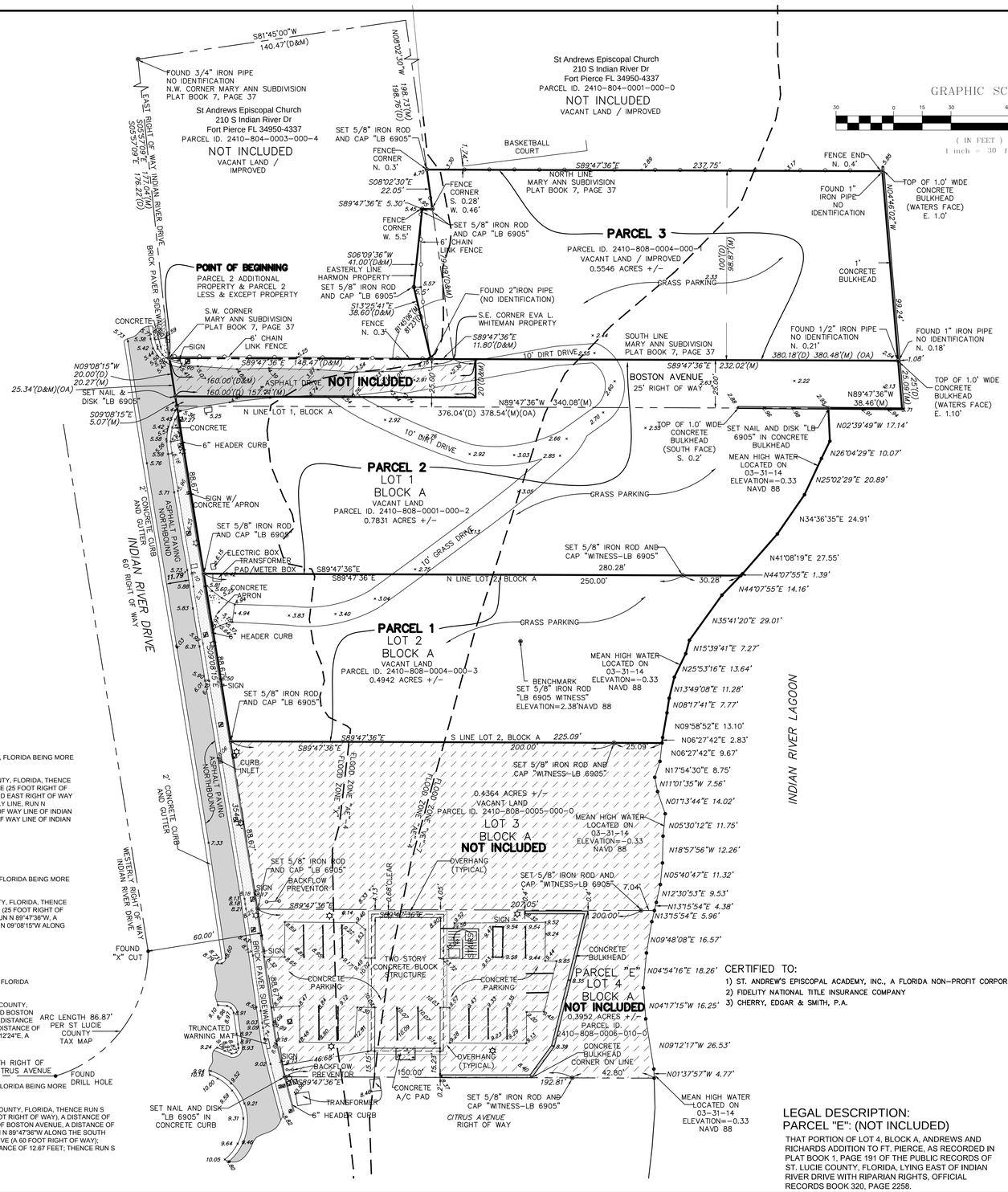
SAID PARCEL CONTAINING 0.07 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "C"

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 12.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 04°46'02"E, A DISTANCE OF 12.55 FEET; THENCE LEAVING SAID EASTERLY LINE, RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 12.67 FEET; THENCE RUN S 89°47'36"E, A DISTANCE OF 379.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.11 ACRES MORE OR LESS.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND & ABBREVIATIONS:

(SYMBOLS NOT SCALEABLE FOR SIZE)

- PLS – PROFESSIONAL LAND SURVEYOR
- PSM – PROFESSIONAL SURVEYOR & MAPPER
- LB – LAND SURVEYING BUSINESS
- ℄ – CENTERLINE
- R – RADIUS
- L – LENGTH
- Δ – DELTA ANGLE
- E/P – EDGE OF PAVEMENT
- B/C – BACK OF CURB
- B.M. – BENCHMARK
- POC – POINT OF COMMENCEMENT
- POB – POINT OF BEGINNING
- ○ – PERMANENT CONTROL POINT (PCP)
- ⊠ – PERMANENT REFERENCE MONUMENT (PRM)
- ● – IRON PIPE (IP)
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
- MAIL BOX
- CONCRETE POWER POLE
- WOOD POWER POLE
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PGS – PAGES
- GUY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATER METER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- IRON ROD & CAP (IRC)
- CONCRETE MONUMENT (CM)
- FD. – FOUND
- (M) – MEASURED
- F.F. – FINISH FLOOR
- CONC. – CONCRETE
- EL/ ELEV – ELEVATION
- F.D.E.P. – FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
- (D) – DEED
- (OA) – OVERALL

LEGAL DESCRIPTION:

PARCEL 1:

ALL THAT CERTAIN LAND LYING EAST OF THE EXISTING PAVEMENT OF INDIAN RIVER DRIVE AND BOUNDED ON THE NORTH BY THE NORTH BOUNDARY LINE OF LOT 2 OF BLOCK A OF W.F.RICHARDS AND JAMES ANDREW RESUBDIVISION OF LOTS 3, 4, 5 AND 6, EAST OF FLORIDA EAST COAST RAILWAY OF TYLER'S SUBDIVISION OF LOT 4 IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEING ANDREWS AND RICHARDS' ADDITION TO FORT PIERCE ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, AT PAGE 191 OF THE PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, PROJECTED TO THE INDIAN RIVER; AND BOUNDED ON THE EAST BY THE WEST BANK OF THE INDIAN RIVER; BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID LOT 2 PROJECTED TO THE INDIAN RIVER; TOGETHER WITH ALL RIPARIAN RIGHTS; ALL IN ACCORDANCE WITH THE SURVEY OF SAID LAND MADE BY ALTON A. REGISTER, C.E., AND DATED OCTOBER 14, 1950. TOGETHER WITH PARCEL MORE PARTICULARLY DESCRIBED IN DEED BOOK 161, PAGE 135, ST LUCIE COUNTY PUBLIC RECORDS.

PARCEL 2:

BEING ALL THAT PART LYING EAST OF SOUTH INDIAN RIVER DRIVE OF LOT 1, BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6 (EAST OF F.E.C. RAILWAY): OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

AND

BEGIN AT A POINT WHERE THE SOUTH LINE OF MARY ANN SUBDIVISION, AS PER PLAT BOOK 7, PAGE 37, BISECTS THE EAST RIGHT OF WAY LINE OF SOUTH INDIAN RIVER DRIVE (NOW KNOWN AS ST. ANDREWS LANE), RUN THENCE EASTERLY, ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 380.18 FEET, MORE OR LESS TO A POINT OF THE WESTERLY EDGE OF THE INDIAN RIVER, RUN THENCE SOUTHERLY ALONG SAID WESTERLY EDGE OF THE INDIAN RIVER, A DISTANCE OF APPROXIMATELY 25.00 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 1 EXTENDED OF RICHARDS AND ANDREWS SUBDIVISION, AS PER PLAT BOOK 1, PAGE 191, RUN THENCE WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF APPROXIMATELY 376.04 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. ANDREWS LANE, RUN THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF APPROXIMATELY 25.34 FEET, TO THE POINT OF BEGINNING, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS

BEING ON THE NORTH 20 FEET OF THE WEST 160 FEET OF THAT PART OF LOT ONE, LYING EAST OF SOUTH INDIAN RIVER DRIVE, WHICH SAID LOT IS PART OF BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6, (EAST OF F.E.C. RAILWAY) OF TYLERS SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO SURVEY MAP MADE BY J.O. FRIES, COUNTY SURVEYORS OF BREVARD COUNTY AND RECORDS IN PLAT BOOK 1, PAGE 191 OF THE RECORDS OF ST. LUCIE COUNTY, FLORIDA: SAID MAP SHOWING RICHARS AND ANDREWS ADDITION TO FORT PIERCE; WHICH WOULD BE MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF SOUTH INDIAN RIVER DRIVE (WHICH INCLUDES ST. ANDREWS LANE) WHERE IT INTERSECTS WITH THE SOUTH BOUNDARY OF MARY ANN SUBDIVISION, RUN THENCE EASTERLY ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 160 FEET TO A POINT, THENCE RUN SOUTH AT A RIGHT ANGLE TO THE SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 20 FEET TO A POINT, THENCE RUN WEST, PARALLEL WITH THE SOUTH LINE OF SAID MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 160 FEET TO A POINT ON THE WEST SIDE OF SOUTH INDIAN RIVER DRIVE; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SOUTH INDIAN RIVER DRIVE, A DISTANCE OF APPROXIMATELY 20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 100 FEET OF MARY ANN SUBDIVISION, PLAT BOOK 7, PAGE 37, ST. LUCIE COUNTY, FLORIDA, EXCEPT THAT PART THEREOF DEEDED TO SUNRISE HOMES IN DEED BOOK 130, PAGE 247, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS: FOR POINT OF BEGINNING A CONCRETE MONUMENT IN SOUTHWEST CORNER OF MARY ANN SUBDIVISION 140.78 FEET TO A STAKE, THENCE WITH A BACK ANGLE OF 81°25' TO THE RIGHT, A DISTANCE OF 198.73 FEET TO THE SOUTH SIDE OF PROPOSED STREET, THENCE RUN WESTERLY ALONG SOUTH SIDE PROPOSED STREET 140.47 FEET TO A PIPE ON EAST SIDE OF INDIAN RIVER DRIVE, THENCE SOUTHERLY ALONG EAST SIDE OF INDIAN RIVER DRIVE 176.22 FEET A POINT OF BEGINNING.

AND

BEGINNING AT A PIPE MARKING THE SOUTHEAST CORNER OF LANDS OF EVA L. WHITEMAN AS DESCRIBED IN DEED BOOK 235, PAGE 404, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS, RUN NORTHWESTERLY ALONG EAST LINE OF SAID WHITEMAN LANDS 79.09 FEET TO THE NORTH EDGE OF EXISTING CONCRETE WALK; THENCE WESTERLY ALONG THE NORTH EDGE OF SAID CONCRETE WALK 5.3 FEET; THENCE SOUTHERLY ALONG THE WEST EDGE OF SAID CONCRETE WALK 41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY PARALLEL TO THE AFORESAID EAST LINE OF WHITEMAN LANDS, RUN 38.6 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WHITEMAN LANDS, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID WHITEMAN LANDS 11.8 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

1) ST. ANDREW'S EPISCOPAL ACADEMY, INC., A FLORIDA NON-PROFIT CORPORATION
2) FIDELITY NATIONAL TITLE INSURANCE COMPANY
3) CHERRY, EDGAR & SMITH, P.A.

LEGAL DESCRIPTION: PARCEL "E": (NOT INCLUDED)

THAT PORTION OF LOT 4, BLOCK A, ANDREWS AND RICHARDS ADDITION TO FT. PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE WITH RIPARIAN RIGHTS, OFFICIAL RECORDS BOOK 320, PAGE 2258.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

TYPE: BOUNDARY	REVISIONS			
PROJECT# 14-015				
DATE: 04/08/14 F.B. 201 PG.32				
DRAWN BY: JEK				
CHECKED BY: C.H.B.	1.	4-11-14	REVISE PER TITLE COMMITMENT	CHB
SCALE: 1:30 SHEET: 1 OF 1	NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY FOR:

ST ANDREWS EPISCOPAL ACADEMY, INC.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD P.S.M. #5755

AN APPRAISAL OF

THE BOSTON AVENUE RIGHT-OF-WAY LOCATED EAST OF INDIAN RIVER DRIVE IN FORT PIERCE, FLORIDA

FILE #14-70822

PREPARED FOR

ST. ANDREWS EPISCOPAL CHURCH

AS OF

APRIL 15, 2014

BY

HARRY D. GRAY, MAI, SRA
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: h.gray@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Harry D. Gray, MAI, SRA
Cert Gen RZ662
h.gray@callawayandprice.com

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

CENTRAL FLORIDA

114 6th Avenue, Suite 3
Indialantic, FL 32903
321.726.0970 | 321.726.0384 Fax

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

April 16, 2014

Ms. Trina Angelone
St. Andrews Episcopal Church
210 South Indian River Drive
Fort Pierce, FL 34950

Dear Ms. Angelone:

We have made an investigation and analysis of the Boston Avenue Right of Way located east of Indian River Drive in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of April 15, 2014. The Subject Property is considered to be the road right-of-way for Boston Avenue totaling 3,200 square feet located east of Indian River Drive. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of April 15, 2014 was:

$65,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN/clw:14-70822
Attachments

PROPERTY TYPE	:	Road Right-of-Way
LOCATION	:	The Subject Property is located east of Indian River Drive along the Boston Avenue Right-of-Way in Fort Pierce, Florida.
DATE OF VALUATION	:	April 15, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 3,200 square feet.
BUILDING	:	None.
ZONING	:	Surrounding properties are zoned C-4, Central Commercial & C-1, Office Commercial Zone by the City of Fort Pierce
LAND USE PLAN	:	Surrounding properties have a future land use of CBD, Central Business District by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF APRIL 15, 2014	:	$65,000

Page No.
CERTIFICATION 1
LIMITING CONDITIONS 3
DEFINITION OF THE APPRAISAL PROBLEM 8
Purpose, Date of Value, and Interest Appraised 8
Intended Use and User of Appraisal 8
Legal Description 8
Market Value 8
Hypothetical Conditions or Extraordinary Assumptions 9
Exposure Time and Marketing Time 9
Across the Fence Method 10
Across the Fence (ATF) Value 10
SCOPE OF WORK 11
NEIGHBORHOOD ANALYSIS 12
Access 13
Surrounding Land Uses 14
Public Utilities 16
Neighborhood Housing 16
Recent and Future Developments 16
Conclusion 17
DOWNTOWN FORT PIERCE MARKET STUDY 18
PROPERTY DATA 20
Zoning 20
Land Use 21
Concurrency 22
Site Size, Shape and Access 22
Utilities 23
Topography 23
Census Tract 23
Flood Hazard Zone 23
Assessed Value and Taxes 24
Property History 24
HIGHEST AND BEST USE 25
Conclusion 25
LAND-VALUE ANALYSIS 27
Discussion of Vacant Land Sales 27
Discussion of Adjustments 39
Expenditures Made 40
Conclusion – Land-Value Analysis 42
ADDENDA
Qualifications:
Harry D. Gray, MAI, SRA
Bryan A. Neill

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Harry D. Gray, MAI, SRA and Bryan A. Neill have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Harry D. Gray, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN clw:14-70822

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY

VIEW OF SUBJECT PROPERTY

RIVER VIEW FROM SUBJECT PROPERTY

STREET SCENE ALONG SOUTH INDIAN RIVER DRIVE

AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of April 15, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

PARCEL 2 (NOT INCLUDED)
THAT PORTION OF LOT 3, BLOCK A, ANDREWS AND RICHARDS ADDITION TO FT. PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF INDIAN RIVER DRIVE.
LESS AS DESCRIBED IN DEED BOOK 76, PAGE 231 AND LESS ROAD RIGHT OF WAYDESCRIBED IN OFFICIAL RECORDS BOOK 2931, PAGE 1323

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. buyer and seller are typically motivated;
>
> b. both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Method** on page 3 as follows:

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Value** on page 3 as follows:

> "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on April 15, 2014 by Harry D. Gray, MAI, SRA and Bryan A. Neill. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map

In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as, the north/south U.S. Highway 1 corridor is commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina is currently under construction. From start to finish, it has been anticipated to be an 18-month project to rebuild the Fort Pierce marina and create several tiny man-made islands that will provide habitat for birds and other animals. Most of the small islands and main barrier island work has been completed on the project.

City officials say the marina project could attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips. When finished, the new dock will consist of 287 slips. The price tag for the marina project has of yet to be determined, but in 2005, the city expected the plan to cost nearly $20 million for the islands and docks, Seissiger said. Plans also call for 13 new islands in the river to protect the marina, said Ed Seissiger, who has overseen the project for the city of Fort Pierce since 2005. If all goes well, the work will be completed between January and March 2014.

Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is the conceptual plan for the new city marina.

Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River has been recently completed. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project is no longer being developed due to the current market conditions. Another project that has fallen through was the development of the 6.87-acre site of the old H.D.

King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

Lastly, many of the larger commercial buildings in the downtown are vacant. The former SunTrust Building recently was leased as a gym use. The two Harbor Federal Buildings located between 100 and 116 North 2nd Street are primarily vacant due to the bank selling to out of state buyers.

Conclusion

The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. Property values have decreased in the area primarily due to the downturn in the residential market with most plans for mixed use developments. Limited financing has also had an impact on property values and resulted in minimal sales.

DOWNTOWN FORT PIERCE MARKET STUDY

The downtown area of Fort Pierce offers a mixture of both office and retail uses. A majority of the office space is located along North 2nd Street and consists of professional office space. Within the area from the Citrus Overpass to Avenue A along North 2nd Street there is a total of 183,543 square feet of professional office space not including the 109,666 square foot court house facility and the 32,666 square foot office building adjacent to the courthouse owned by St. Lucie County. Included in this area is the large 22,906 square foot PNC Branch bank building and the 33,634 square foot former SunTrust Building. It is important to note PNC Bank vacated the 22,906 square foot building along Orange Avenue and 2nd Street and moved in to a smaller condo office with drive-thru along 2nd Street near Seaway Drive.

Of the total 183,543 square foot of office space currently 45,000 square feet is vacant and available for rent. This equates to approximately 25% of the private owned office space. The largest portion of this vacant space is the former Harbor Federal Buildings located at 100 and 116 North 2nd Street. These buildings formerly consisted primarily of the Harbor Federal Operations Center. A majority of this space is large open space suitable for a single tenant. The vacant area within these buildings totals 23,599 square feet. The Lloyd Office building located at 201 South 2nd Street is currently 100% vacant and consists of 8,840 square feet. This space was previously owner occupied and is now available for rent or sale.

Within this same general area there is currently 82,454 square feet of retail space not including the 48,435 square foot Sunrise Theater building owned by the City of Fort Pierce. Of this space approximately 11,154 square feet is vacant and available for lease. This equates to approximately 14% of the private owned retail space.

Conclusion

The Downtown Area of Fort Pierce has suffered recently as a result of the recent downturn in the real estate market for St. Lucie County. Retail uses have fared better compared to office in the immediate area, however the restaurant industry has struggled as a result of the poor economy. The office space within the Downtown Area has a higher vacancy rate, but a majority of the vacant space is due to large single tenant availability. Market participants reported limited demand for space over 2,000 to 3,000 square feet. Some of the vacant space may be absorbed if the single tenant space is divided into smaller units. Market participants have also reported rental concessions to help struggling tenants over the past four to five years. While demand is currently low, the Downtown Area appears to be the biggest focal point of the retail and office market for Fort Pierce. Once local and national economies recover demand should increase in this market.

The retail portion in this area is a mixture of restaurants, cafes, boutiques and specialty stores. A majority of the customer base are island residents, seasonal residences, and tourist with some pedestrian patrons.

Typical Shop Views in District

PROPERTY DATA

Location

The Subject Property is located along the Boston Avenue Right-of-Way east of Indian River Drive in Fort Pierce, Florida. The Subject is located in the downtown Fort Pierce Market. This location is near the Indian River. A location map is located below for the reader's convenience.

Location Map

Zoning

The surrounding parcels are zoned C-1, Office Commercial, and C-4, Central Commercial by the City of Fort Pierce.

The C-1 zoning 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 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.

The following uses and their accessory uses are permitted in a C-1 Zone:

- Finance, insurance and real estate establishments
- Business service establishments
- Communication service establishments, except transmission towers
- Professional service establishments, except hospitals
- Administrative offices for businesses
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Lot size requirements for the C-1 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
	10,000	70	90	25	15*	15*	15*	65	60%

*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.

The C-4, Central Commercial, by the City of Fort Pierce and 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 suited 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.

The following uses and their accessory uses are permitted in a C-4 Zone:

- Uses allowed as semi-restricted uses in C-3 Zone
- Retail sales establishments selling automobiles or other large motorized vehicles
- Post offices, police stations and fire stations
- Commercial off-street parking lots

Lot Size and Dimensional Requirements

Uses in a C-4 Zone, except multifamily housing developments, must meet the requirements show below. More restrictive requirements, set forth in accordance with other provisions, must be satisfied by some conditional uses. Lot size requirements for the C-4 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				15*	15*	15*	15*		

*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.

Land Use

The surrounding properties have a land-use classification of CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

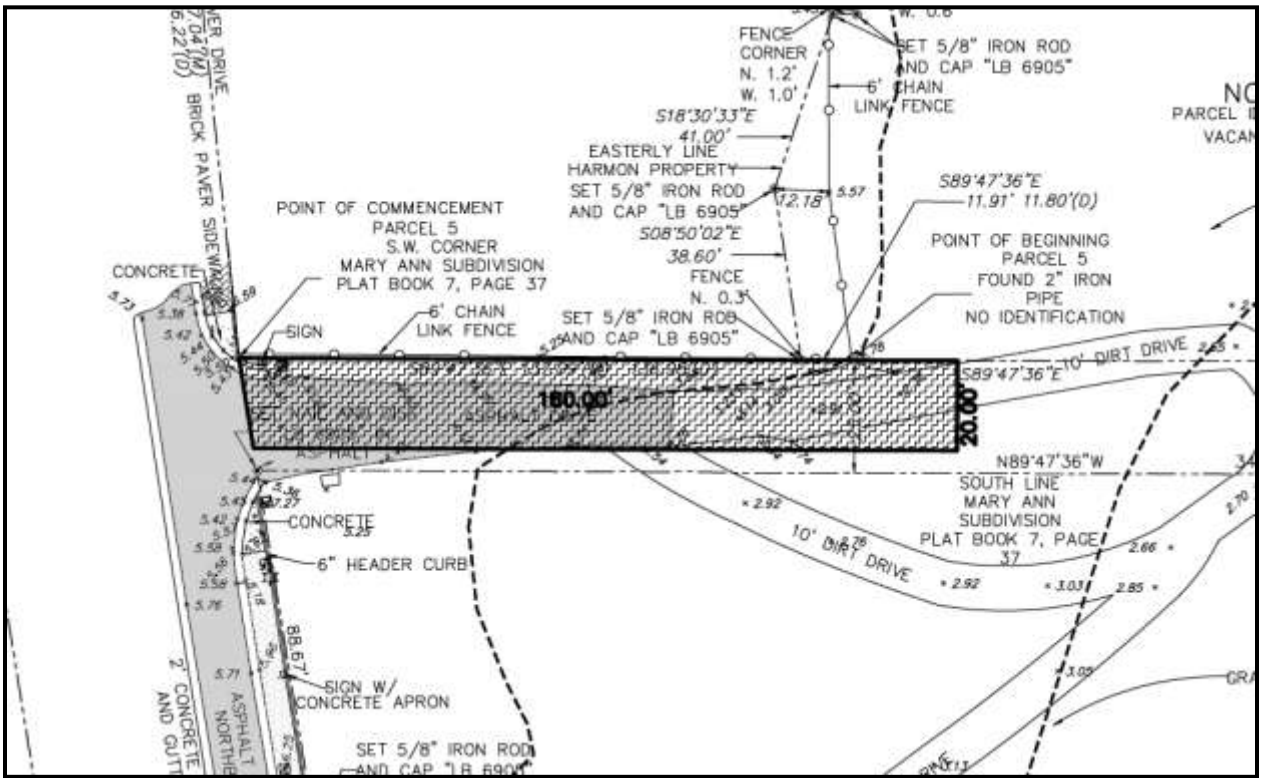
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 3,200 square feet. Located below is a survey of the Subject Property.

Survey



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

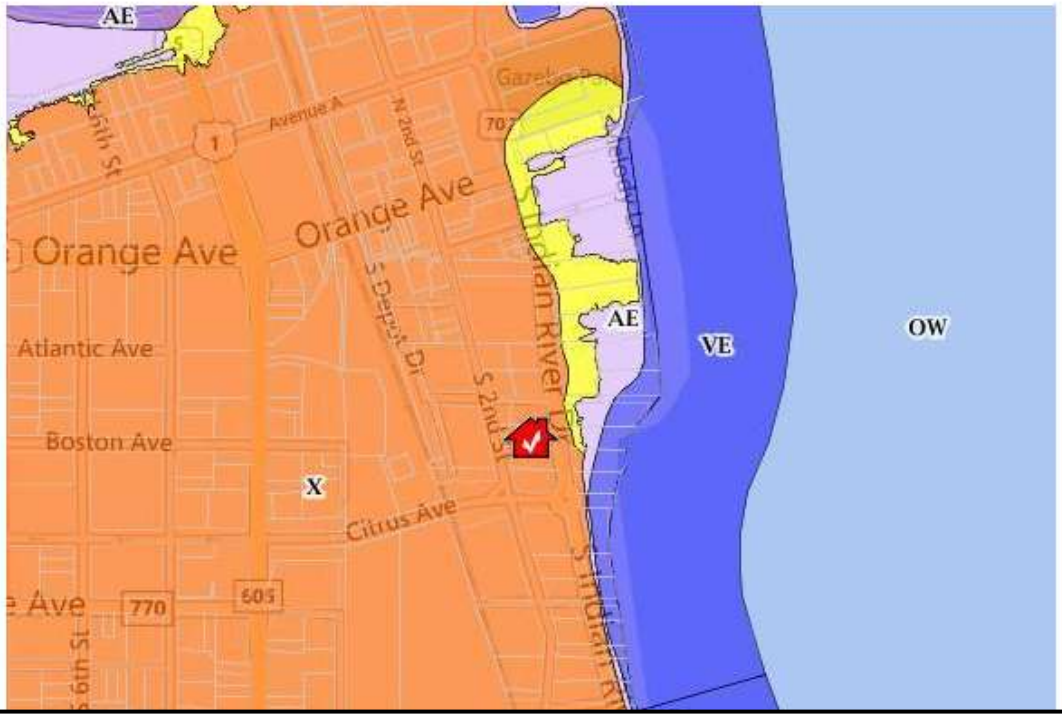
The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	FORT PIERCE

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with Boston Avenue.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are is zoned Central Commercial and Office Commercial with a Commercial Business District Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains 3,200 square feet of land area and is mostly rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties, the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the site has the potential to eventually be assembled to parcels located along the waterfront. While current demand does not warrant any development

at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the north. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are very limited. While the site is not direct waterfront, it has some potential for waterfront views. Furthermore, the fact that it is adjacent to an assemblage purchased for future resort development gives the Subject Property more potential as far as also being assembled at some point in time to increase the size of the adjacent properties. In our opinion the Subject Property is worth less than direct waterfront commercial tracts, however its unique nature makes it worth more than the average commercial site.

With very limited available sales data, we have looked at both waterfront commercial sales as well as the best available commercial land sales that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality/view, access/exposure, and zoning. The six comparable sales and two listings indicated a non-adjusted range from $14.27 to $39.17 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1

Property Identification

Record ID	2564
Property Type	Residential, Vacant Land
Address	43 & 55 E Seminole Street, Stuart, Martin County, FL
Tax ID	04-38-41-006-000-00080-3

Sale Data

Grantor	AL Stuart, LLC
Grantee	Riverside Village Stuart, LLC
Sale Date	December 12, 2013
Deed Book/Page	2693/277
Property Rights	Fee Simple
Financing	N/A
Sale History	Sold 10/2012 for $765,000
Sale Price	$1,975,100
Cash Equivalent	$1,975,100

Land Data

Zoning	R-3, Residential

Land Size Information

Gross Land Size	1.157 Acres or 50,418 SF

Indicators

Sale Price/Gross Acre	$1,706,441
Sale Price/Gross SF	$39.17

Remarks

This site was purchased for the development of 14 residential units ranging from 3,269 to 6,960 square feet. Asking prices are $795,000 to $1,450,000. Each residence will have a deeded boat slip and the residences will be "Green Construction".

Comparable Offer 2

The site is currently listed for $889,000 or $23.09 per square foot. It was reported that there was a written offer of $750,000 in February 2013; however, the offer was not accepted. The property contains 0.89 acres and is located on the south side of Seaway Drive and east side of Hernando Street. The property has a C-5, commercial tourism zoning. While the site does not have direct water frontage, any type of vertical development would allow for views of the ocean as well as the Fort Pierce Inlet. The offer equated to $19.35 per square foot of land area.

Land Sale 3

Property Identification

Record ID	2296
Property Type	Commercial, Office Land
Address	Stuart, Martin County, Florida
Location	Southwest corner of Seminole Street and Colorado Ave
Tax ID	04-38-41-015-002-00041-6

Sale Data

Grantor	OB Florida CRE Holdings LLC
Grantee	Lots of Love LLC
Closing Date	January 12, 2012
Deed Book/Page	2555/1582
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Contract Price	$200,000
Cash Equivalent	$200,000

Land Data

Zoning	B-1, Business
Topography	Generally level and at road grade
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.230 Acres or 10,019 SF

Indicators

Sale Price/Gross Acre	$869,548
Sale Price/Gross SF	$19.96

Remarks

At the time of sale the site was being utilized as a parking lot. The property has approvals in place for an 8-unit residential project. It was noted that an adjacent property owner purchased the site above appraised value; therefore, it was felt that there may have been some premium paid for the fact that the adjacent owner needed the parcel.

Land Sale 4

Property Identification

Record ID	2232
Property Type	Commercial/Residential, Marine Commercial
Address	222 South Ocean Drive, Fort Pierce, St. Lucie County, FL
Location	East side of Ocean Dr, just south of the Fort Pierce Inlet
Tax ID	24-01-501-0014-0006

Sale Data

Grantor	BGP Solution LLC
Grantee	Mosely, Daniel S.
Sale Date	June 13, 2011
Deed Book/Page	3300/1318
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$1,750,000
Cash Equivalent	$1,750,000

Land Data

Zoning	C-5, Commercial Waterfront
Topography	Generally level sloping downward toward ocean
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	2.160 Acres or 94,090 SF
Allowable Units	17

Indicators

Sale Price/Gross Acre	$810,185
Sale Price/Gross SF	$18.60
Sale Price/Allowable Unit	$102,941

Remarks

The property owner was under financial distress and downward pressure from the lender. It was indicated that it was essentially a short sale. It was an all cash transaction and it was indicated that the buyer has no immediate development plans and wished to hold the property until market conditions improve.

Land Sale 5

Property Identification

Record ID	2047
Property Type	Commercial, Marine Commercial
Property Name	Fish Monger Parcel
Address	25 Fisherman's Wharf, Fort Pierce, St. Lucie County, FL
Location	SE corner of Indian River Drive & Fisherman's Wharf
Tax ID	2403-341-0009-0004

Sale Data

Grantor	Fishmonger Investors LLC
Grantee	St. Lucie County
Sale Date	December 28, 2010
Deed Book/Page	3257/274
Property Rights	Fee
Conditions of Sale	Arm’s Length
Financing	Cash to Seller
Sale Price	$450,000
Cash Equivalent	$450,000

Land Data

Zoning	C-6, Marine Commercial
Topography	Generally level
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.560 Acres or 24,394 SF

Indicators

Sale Price/Gross Acre	$803,558
Sale Price/Gross SF	$18.45

Remarks

The site was purchased by St. Lucie County, as they are assembling many parcels in the Port of Fort Pierce Corridor in order to make road improvements, add parking, and for possible future residential/commercial tourist type development that takes advantage of the waterfront location of that area.

Listing 6

Properties for Sale

1 304 S Indian River Dr, Fort Pierce, FL 34950

No Photo Provided

Property Details

Price	$1,100,000
Lot Size	1.77 AC
Total Lot Size	1.77 AC
Price/AC	$621,468.93 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	$1,100,000	1.77 AC	$621,468.93 /AC	

Property Description

3 Parcels being sold together.

Location Description

Indian River Drive and St. Andrews Lane

Comparable Location Maps

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The six comparable sales indicated a non-adjusted range from $14.27 to $39.17 per square foot.

VACANT LAND SALES CHART
CALLAWAY & PRICE, INC. #14-70653

Sale Number	Subject	1	2	3	4	5	6
Record ID	-	2564	-	2296	2232	2047	-
ORBK/PG		2693/277	Offer	2555/1582	3300/1318	3257/274	Listing
Sale Price		$1,975,100	$750,000	$200,000	$1,750,000	$450,000	$1,100,000
Size - Acres	0.07	1.16	0.89	0.23	2.16	0.56	1.77
Size - Square Foot	3,200	50,418	38,768	10,019	94,090	24,394	77,101
Price/Square Foot		$39.17	$19.35	$19.96	$18.60	$18.45	$14.27
Location	Boston Avenue R/W east of Indian River Drive	43 & 55 SE Seminole Street	400 Seaway Drive	SWC of Seminole Street and Colorado Avenue	222 S. Ocean Drive	SEC of Indian River Drive and Fishermen's Wharf	304 S. Indian River Drive
City	Fort Pierce	Stuart	Fort Pierce	Stuart	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	Dec-13	Feb-13	Jan-12	Jun-11	Dec-10	Current
Date of Value	-						
Zoning	-	R-3	C-5	B-1	C-5	C-6	C-1
Conditions of Sale		0%	0%	-10%	10%	0%	0%
Market Conditions Adj.		0%	0%	0%	-10%	-15%	0%
Adjusted Price Per SF		$39.17	$19.35	$17.97	$18.60	$15.68	$14.27
Physical Adjustments							
Location (General)		Superior -25%	Superior -5%	Superior -25%	Superior -5%	Similar 0%	Similar 0%
View/Site Quality	Full River	Similar 0%	Similar./ Part. Ocean 0%	Inferior 25%	Superior/Ocean -10%	Inferior 25%	Similar 0%
Size		0%	0%	-10%	10%	0%	10%
Zoning/Land Use	-	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Access		0%	0%	0%	0%	0%	0%
Total Physical Adjustment/SF		-25.00%	-5.00%	-10.00%	-5.00%	25.00%	10.00%
Adj.Price Per Square Foot		$29.38	$18.38	$16.17	$17.67	$19.60	$15.69

Average	$17.50
Minimum	$15.69
Maximum	$19.60
Median	$17.67

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Comparable 3 has been adjusted downward to recognize that there was likely a premium paid. It was indicated that the site was purchased by an adjacent owner well above appraised value.

Comparable 4 has been adjusted upward slightly to recognize that the sale was verified as a motivated sales, however no specific opinion was noted with regard to the exact amount of discount. Therefore, we have made an upward adjustment of 10% just to recognize that the sale was motivated.

Comparable 6 is an active listing of a bank owned property. It appears this listing is very reasonable as it is a motivated seller. We have not adjusted this comparable.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2010 to December 2013. Comparable 5 is the oldest comparable and general market trends show that property values were still in decline during 2010 and through the first half of 2011. Therefore, we have adjusted Comparable 5 downward the most and also have adjusted Comparable 4 downward as well to recognize this decline.

Location

Comparables 1 and 3 are located in the downtown area of Stuart. This area is superior to the Subject area and each of these comparables was adjusted accordingly. Comparables 2 and 4 were also considered superior as they are located on the barrier island which in general would command a higher price in comparison to the Subject. These two comparables have therefore been adjusted

downward. None of the remaining comparables warranted an adjustment for location.

Site Quality/View

The surrounding properties have full river views with direct water frontage. While Comparables 3 and 5 do not have direct water frontage, the potential views of both the ocean and river would be considered inferior to the Subject. Therefore, we have made downward adjustments to these sales. Comparable 4 has direct ocean frontage and is considered the most superior comparable, therefore warranting a downward adjustment. The remaining comparables have similar frontage and views.

Size

The Subject Property contains 3,200 square feet. A majority of the surrounding parcels are near 1 acre in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.23 acres to 2.16 acres. Comparable 3 is the smallest and warranted a downward adjustment. Smaller parcels typically sell for a higher price per square foot due to the economies of scale. Comparables 4 and 6 are considerably larger and have been adjusted upward to also recognize the economies of scale. None of the other comparables warranted an adjustment for size.

Zoning

The surrounding parcels are zoned Commercial, C-1 & C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Current Listings

Given the overall lack of recent sales activity we have also considered the most similar listings currently available on the market for additional analysis. We concentrated our search efforts on site very near commercial or tourism areas that are influenced by their proximity either the Indian River or the Atlantic Ocean. The following chart shows some of the listings we considered.

Comparable Listings						
Sale Number	**1**	**2**	**3**	**4**	**5**	**6**
Sale Price	$895,000	$599,000	$475,000	$595,000	$1,190,000	$469,000
Size - Acres	0.89	2.05	0.41	0.34	1.80	0.66
Size - Square Foot	38,768	89,298	17,860	14,810	78,408	28,750
Price/Square Foot	$23.09	$6.71	$26.60	$40.17	$15.18	$16.31
Location	400 Seaway Drive	4805 Capstan Avenue	1200 Seaway Drive	201 South Ocean Drive	401 South Indian River Drive	507-509 South Indian River Drive
City	Ft. Pierce	Port Salerno	Ft. Pierce	Ft. Pierce	Ft. Pierce	Ft. Pierce
Zoning/Land Use	C-5	PUR	C-5	C-5	C-1	C-1
View	Partial Ocean	Interior	Partial River	Partial Ocean	Indian River	Indian River
Conditions of Sale	-10%	-10%	-10%	-10%	-10%	-10%
Adjusted Price Per SF	$20.78	$6.04	$23.94	$36.16	$13.66	$14.68

Average	$19.21
Minimum	$6.04
Maximum	$36.16
Median	$17.73

The listings had an average indication of $19.21 per square foot of land. Comparable Listings 5 and 6 would probably be considered the most similar. These sites have direct water frontage along the Indian River with most of the developable portions located on the west side of Indian River Drive. They would be considered superior with regard to potentially having docks and use of the river frontage. However, their location is slightly inferior as the Subject is centrally located in the Fisherman's Wharf and closer to the downtown and commercial tourism corridor. After making a slight adjustment for conditions of sale of -10% (acknowledges listings typically sell for less than ask prices), the two indications are at $13.66 and $14.68 per square foot.

Since there is an overall lack of recent comparable closed sales data, these listings also helped us further establish the market conditions adjustments and the most current market trends. To conclude at a value higher than the list prices for similar land sites would not be supported.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $15.69 to $29.38 per square foot, with an average indication of $17.50 per square foot and median indication of $17.67 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented at $20.00 per square foot. This indicates that the land value of the Subject Property is $65,000. This is calculated as follows:

3,200 square feet X $20.00 per square foot = $64,000

Rounded, $65,000

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #7464 and SRA Designation
Florida State-Certified General Real Estate Appraiser #RZ662
Florida Registered Real Estate Broker

Professional Experience

Principal, Callaway & Price, Inc., Since 1984
Fee Appraiser, Callaway & Price, Inc., 1979 - 1984
Fee Appraiser, Brown & Orr, Inc., 1978 - 1979
Salesman, Palermo Realty, Inc., 1977 - 1978

Qualified As An Expert Witness

Brevard County, Florida
Hernando County, Florida
Palm Beach County, Florida
Martin County, Florida
St. Lucie County, Florida
Indian River County, Florida
Okeechobee County, Florida
Federal District Courts of Southern District of Florida, Maryland and Michigan

Geographic Experience

Throughout Florida	Throughout Massachusetts	Pennsylvania
Washington, D. C.	New Hampshire	Maryland
New Jersey	Rhode Island	

Teaching Experience

Appraisal Institute Approved Instructor for Course 110 - Appraisal Principles

The Valuation Process As It Applies to Commercial Properties (Customized Seminar by Callaway & Price, Inc.)

Education

Bachelor of Science Degree, Abilene Christian University
Texas Real Estate Commission Course I
Florida Real Estate Commission Course I and II
Society of Real Estate Appraisers:
- Course 101 - An Introduction to Appraising Real Property
- Course 201 - Principles of Income Property Appraising
- Seminar - R-41c and the Appraiser

Education - Continued

American Institute of Real Estate Appraisers:
- Course 2-1 - Case Studies in Real Estate Valuation
- Course 2-2 - Valuation Analysis and Report Writing
- Course 6 - Real Estate Investment Analysis
- Course 2-4 - Standards of Professional Practice
- Course 4 - Litigation Valuation

Appraisal Institute:
- Standards of Professional Practice - SPP-A
- Standards of Professional Practice - SPP-B
- Standards of Professional Practice - SPP-C
- Highest & Best Use and Market Analysis
- Small Hotel/Motel Valuation
- Analyzing Commercial Lease Clauses
- Appraisal Consulting
- Internet Appraisal Research and the Florida Appraiser
- The Professional's Guide to the URAR
- Subdivision Valuation
- Real Estate Finance, Value & Investment Performance
- Yellow Book Seminar
- Conservation Easement Valuation – Certificate Course
- National USPAP Update
- Supervisor Trainee Roles and Rules
- Florida Law for Real Estate Appraisers
- Introduction to FHA Appraising
- An Introduction to Valuing Green Buildings

Realtors Land Institute:
- Course Title - Citrus Seminar

Organizations and Affiliations

Appraisal Institute:
- National Board of Directors, Past Director
- Indian River Florida Chapter, Past President
- National Admissions Committee, East Coast Chapter, Education Chairman
- National Continuing Education & Seminars Subcommittee, Past Vice Chairman

American Institute of Real Estate Appraisers:
- Southeast Regional Grievance Panel - Ethics and Professional Standards,
- Non-Residential Demonstration Reports Subcommittee, Member

Society of Real Estate Appraisers:
- South Florida District 29, Past Vice Governor
- Chapter 211, Past Treasurer, Past Secretary
- Chapter 211, Admissions, Past Chairman
- Chapter 211, Professional Practice Committee, Past Chairman
- Florida Cattlemen's Association, Member

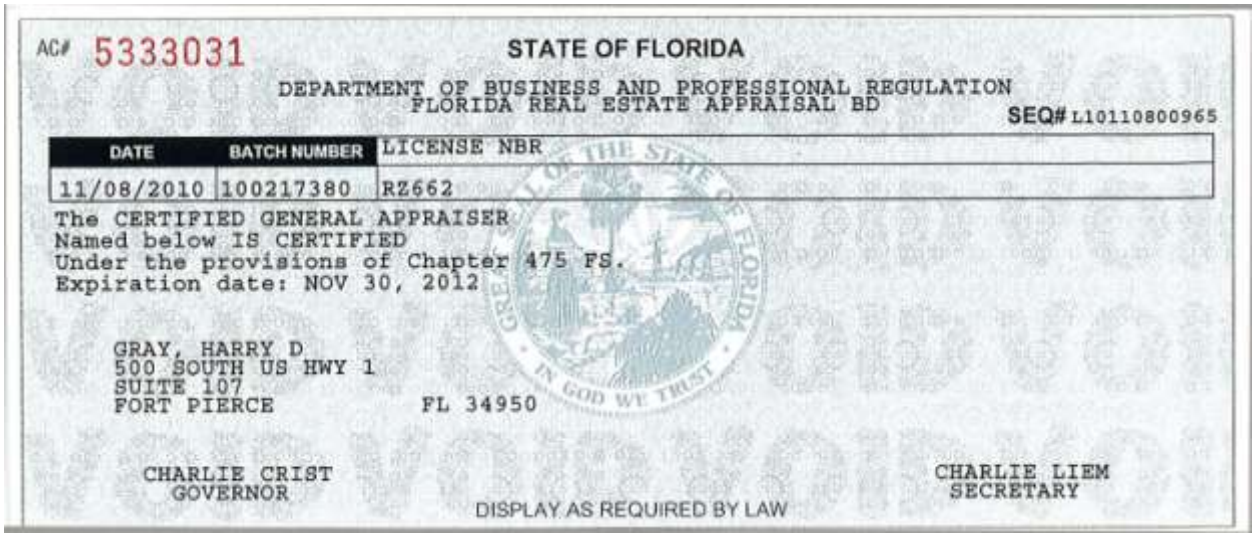
St. Lucie County Cattlemen's Association

Florida Cracker Trail Association, Past President

Organizations and Affiliations - Continued

Fort Pierce/St. Lucie County Chamber of Commerce:
- State and National Government Affairs Committee, Past Chairman
- Agribusiness Committee Member
- Port Sub-committee Member

Fort Pierce Rotary, Past Board of Director
International Braford Association, Member
Fort Pierce/Port St. Lucie Board of Realtors, Member
Pelican Yacht Club – Past Commodore
Treasure Coast Regional Planning Council – Past Member
Ducks Unlimited – Past Director, Treasure Coast Chapter



AC# 5333031

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L10110800965

DATE	BATCH NUMBER	LICENSE NBR
11/08/2010	100217380	RZ662

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2012

GRAY, HARRY D
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

CHARLIE CRIST
GOVERNOR

CHARLIE LIEM
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations\Licenses\Certifications

Florida State Certified General Real Estate Appraiser #RZ2609

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. - April 1999 – January 2001
Associate Appraiser, Callaway & Price, Inc. – since January 2001

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Apartment Complexes
- Cattle Ranches
- Citrus Groves
- Eminent Domain
- Mini-Storage Facilities
- Mobile Home Parks
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land

Organizations and Affiliations

Florida State University Alumni
Florida State University, Real Estate Society, Member
Sigma Alpha Epsilon Fraternity, Florida Beta Chapter
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, BRYAN ALLEN
2927 INDIAN RIVER DR
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 691363
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2609 12/01/12 128153669

CERTIFIED GENERAL APPRAISER
NEILL, BRYAN ALLEN

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12120100784

DETACH HERE

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

AC# 691363

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12120100784

DATE	BATCH NUMBER	LICENSE NBR
12/01/2012	128153669	RZ2609

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, BRYAN ALLEN
2927 N INDIAN RIVER DRIVE
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

* Exhibit provided for visual reference of Boston Avenue & proposed Pedestrian Easement

PROJECT NO. 14-045
SHEET 10
DATE:

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL REG. NO. 57298
☐ ADAM B. BITTLE FL REG. NO. 57298
☐ W. RAY STODDARD FL REG. NO. 37960

ST. ANDREW'S EPISCOPAL ACADEMY
FT. PIERCE, FLORIDA

SITE PLAN 17

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE OF THESE DRAWINGS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

DRAWING 14045 SITE PLAN	MARK	REVISION	DATE
DESIGNED WPS			
DRAWN WPS			
CHECKED WPS			
SCALE 1"=40'			
DATE 5/3/14			

D R A F T

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 25 th 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.

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 their 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 their 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

AN APPRAISAL OF

THE BOSTON AVENUE RIGHT-OF-WAY LOCATED EAST OF INDIAN RIVER DRIVE IN FORT PIERCE, FLORIDA

FILE #14-71172

PREPARED FOR

ST. ANDREWS EPISCOPAL CHURCH

AS OF

JULY 11, 2014

BY

HARRY D. GRAY, MAI, SRA
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: h.gray@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Harry D. Gray, MAI, SRA
Cert Gen RZ662
h.gray@callawayandprice.com

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

CENTRAL FLORIDA

114 6th Avenue, Suite 3
Indialantic, FL 32903
321.726.0970 | 321.726.0384 Fax

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

July 14, 2014

Ms. Trina Angelone
St. Andrews Episcopal Church
210 South Indian River Drive
Fort Pierce, FL 34950

Dear Ms. Angelone:

We have made an investigation and analysis of the Boston Avenue Right of Way located east of Indian River Drive as if extended to the Indian River in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of July 11, 2014. The Subject Property is considered to be the road right-of-way for Boston Avenue totaling 9,488 square feet located east of Indian River Drive. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of July 11, 2014 was:

$170,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN/clw:14-71172
Attachments

PROPERTY TYPE	:	Road Right-of-Way
LOCATION	:	The Subject Property is located east of Indian River Drive along the Boston Avenue Right-of-Way in Fort Pierce, Florida.
DATE OF VALUATION	:	July 11, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 9,488 square feet.
BUILDING	:	None.
ZONING	:	Surrounding properties are zoned C-4, Central Commercial & C-1, Office Commercial Zone by the City of Fort Pierce
LAND USE PLAN	:	Surrounding properties have a future land use of CBD, Central Business District by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF JULY 11, 2014	:	$170,000

Page No.
CERTIFICATION 1
LIMITING CONDITIONS 3
DEFINITION OF THE APPRAISAL PROBLEM 8
Purpose, Date of Value, and Interest Appraised 8
Intended Use and User of Appraisal 8
Legal Description 8
Market Value 8
Hypothetical Conditions or Extraordinary Assumptions 9
Exposure Time and Marketing Time 9
Across the Fence Method 10
Across the Fence (ATF) Value 10
SCOPE OF WORK 11
NEIGHBORHOOD ANALYSIS 12
Access 13
Surrounding Land Uses 14
Public Utilities 16
Neighborhood Housing 16
Recent and Future Developments 16
Conclusion 17
DOWNTOWN FORT PIERCE MARKET STUDY 18
PROPERTY DATA 20
Zoning 20
Land Use 21
Concurrency 22
Site Size, Shape and Access 22
Utilities 23
Topography 23
Census Tract 23
Flood Hazard Zone 23
Assessed Value and Taxes 24
Property History 24
HIGHEST AND BEST USE 25
Conclusion 25
LAND-VALUE ANALYSIS 27
Discussion of Vacant Land Sales 27
Discussion of Adjustments 28
Expenditures Made 37
Conclusion – Land-Value Analysis 40
ADDENDA
Qualifications:
Harry D. Gray, MAI, SRA
Bryan A. Neill

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Harry D. Gray, MAI, SRA and Bryan A. Neill have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Harry D. Gray, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN clw:14-71172

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

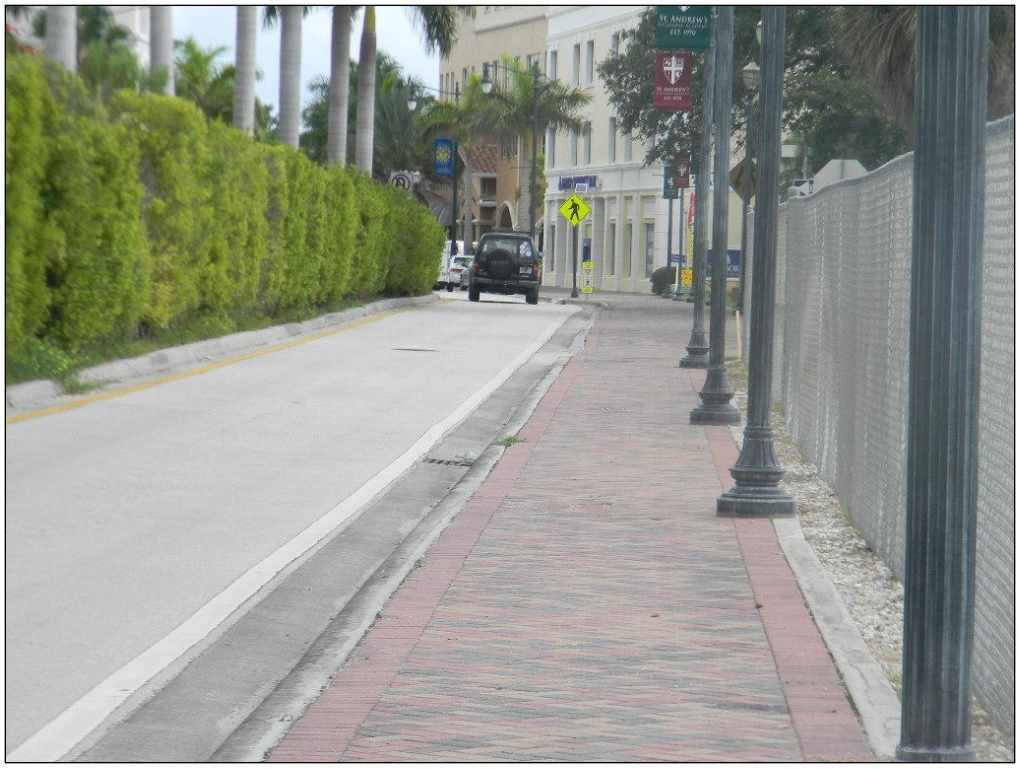
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY

VIEW OF SUBJECT PROPERTY

RIVER VIEW FROM SUBJECT PROPERTY



STREET SCENE ALONG SOUTH INDIAN RIVER DRIVE

AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of July 11, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE, RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. buyer and seller are typically motivated;
>
> b. both parties are well informed or well advised, and acting in what they consider their own best interests;

c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Method** on page 3 as follows:

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Value** on page 3 as follows:

> "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property multiple times up until the date of value or July 11, 2014 by Harry D. Gray, MAI, SRA and Bryan A. Neill. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

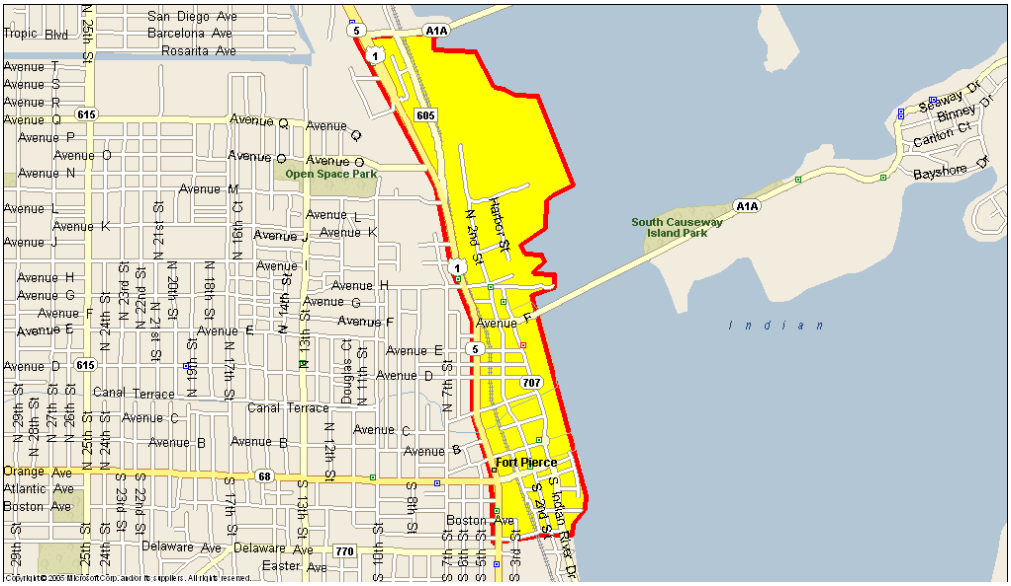
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as, the north/south U.S. Highway 1 corridor is commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina is currently under construction. From start to finish, it has been anticipated to be an 18-month project to rebuild the Fort Pierce marina and create several tiny man-made islands that will provide habitat for birds and other animals. Most of the small islands and main barrier island work has been completed on the project.

City officials say the marina project could attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips. When finished, the new dock will consist of 287 slips. The price tag for the marina project has of yet to be determined, but in 2005, the city expected the plan to cost nearly $20 million for the islands and docks, Seissiger said. Plans also call for 13 new islands in the river to protect the marina, said Ed Seissiger, who has overseen the project for the city of Fort Pierce since 2005. If all goes well, the work will be completed between January and March 2014.

Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is the conceptual plan for the new city marina.

Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River has been recently completed. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project is no longer being developed due to the current market conditions. Another project that has fallen through was the development of the 6.87-acre site of the old H.D.

King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

Lastly, many of the larger commercial buildings in the downtown are vacant. The former SunTrust Building recently was leased as a gym use. The two Harbor Federal Buildings located between 100 and 116 North 2nd Street are primarily vacant due to the bank selling to out of state buyers.

Conclusion

The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. Property values have decreased in the area primarily due to the downturn in the residential market with most plans for mixed use developments. Limited financing has also had an impact on property values and resulted in minimal sales.

DOWNTOWN FORT PIERCE MARKET STUDY

The downtown area of Fort Pierce offers a mixture of both office and retail uses. A majority of the office space is located along North 2nd Street and consists of professional office space. Within the area from the Citrus Overpass to Avenue A along North 2nd Street there is a total of 183,543 square feet of professional office space not including the 109,666 square foot court house facility and the 32,666 square foot office building adjacent to the courthouse owned by St. Lucie County. Included in this area is the large 22,906 square foot PNC Branch bank building and the 33,634 square foot former SunTrust Building. It is important to note PNC Bank vacated the 22,906 square foot building along Orange Avenue and 2nd Street and moved in to a smaller condo office with drive-thru along 2nd Street near Seaway Drive.

Of the total 183,543 square foot of office space currently 45,000 square feet is vacant and available for rent. This equates to approximately 25% of the private owned office space. The largest portion of this vacant space is the former Harbor Federal Buildings located at 100 and 116 North 2nd Street. These buildings formerly consisted primarily of the Harbor Federal Operations Center. A majority of this space is large open space suitable for a single tenant. The vacant area within these buildings totals 23,599 square feet. The Lloyd Office building located at 201 South 2nd Street is currently 100% vacant and consists of 8,840 square feet. This space was previously owner occupied and is now available for rent or sale.

Within this same general area there is currently 82,454 square feet of retail space not including the 48,435 square foot Sunrise Theater building owned by the City of Fort Pierce. Of this space approximately 11,154 square feet is vacant and available for lease. This equates to approximately 14% of the private owned retail space.

Conclusion

The Downtown Area of Fort Pierce has suffered recently as a result of the recent downturn in the real estate market for St. Lucie County. Retail uses have fared better compared to office in the immediate area, however the restaurant industry has struggled as a result of the poor economy. The office space within the Downtown Area has a higher vacancy rate, but a majority of the vacant space is due to large single tenant availability. Market participants reported limited demand for space over 2,000 to 3,000 square feet. Some of the vacant space may be absorbed if the single tenant space is divided into smaller units. Market participants have also reported rental concessions to help struggling tenants over the past four to five years. While demand is currently low, the Downtown Area appears to be the biggest focal point of the retail and office market for Fort Pierce. Once local and national economies recover demand should increase in this market.

The retail portion in this area is a mixture of restaurants, cafes, boutiques and specialty stores. A majority of the customer base are island residents, seasonal residences, and tourist with some pedestrian patrons.

Typical Shop Views in District

PROPERTY DATA

Location

The Subject Property is located along the Boston Avenue Right-of-Way east of Indian River Drive in Fort Pierce, Florida. The Subject is located in the downtown Fort Pierce Market. This location is near the Indian River. A location map is located below for the reader's convenience.

Location Map

Zoning

The surrounding parcels are zoned C-1, Office Commercial, and C-4, Central Commercial by the City of Fort Pierce.

The C-1 zoning 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 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.

The following uses and their accessory uses are permitted in a C-1 Zone:

- Finance, insurance and real estate establishments
- Business service establishments
- Communication service establishments, except transmission towers
- Professional service establishments, except hospitals
- Administrative offices for businesses
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Lot size requirements for the C-1 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
	10,000	70	90	25	15*	15*	15*	65	60%

*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.

The C-4, Central Commercial, by the City of Fort Pierce and 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 suited 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.

The following uses and their accessory uses are permitted in a C-4 Zone:

- Uses allowed as semi-restricted uses in C-3 Zone
- Retail sales establishments selling automobiles or other large motorized vehicles
- Post offices, police stations and fire stations
- Commercial off-street parking lots

Lot Size and Dimensional Requirements

Uses in a C-4 Zone, except multifamily housing developments, must meet the requirements show below. More restrictive requirements, set forth in accordance with other provisions, must be satisfied by some conditional uses. Lot size requirements for the C-4 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				15*	15*	15*	15*		

*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.

Land Use

The surrounding properties have a land-use classification of CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

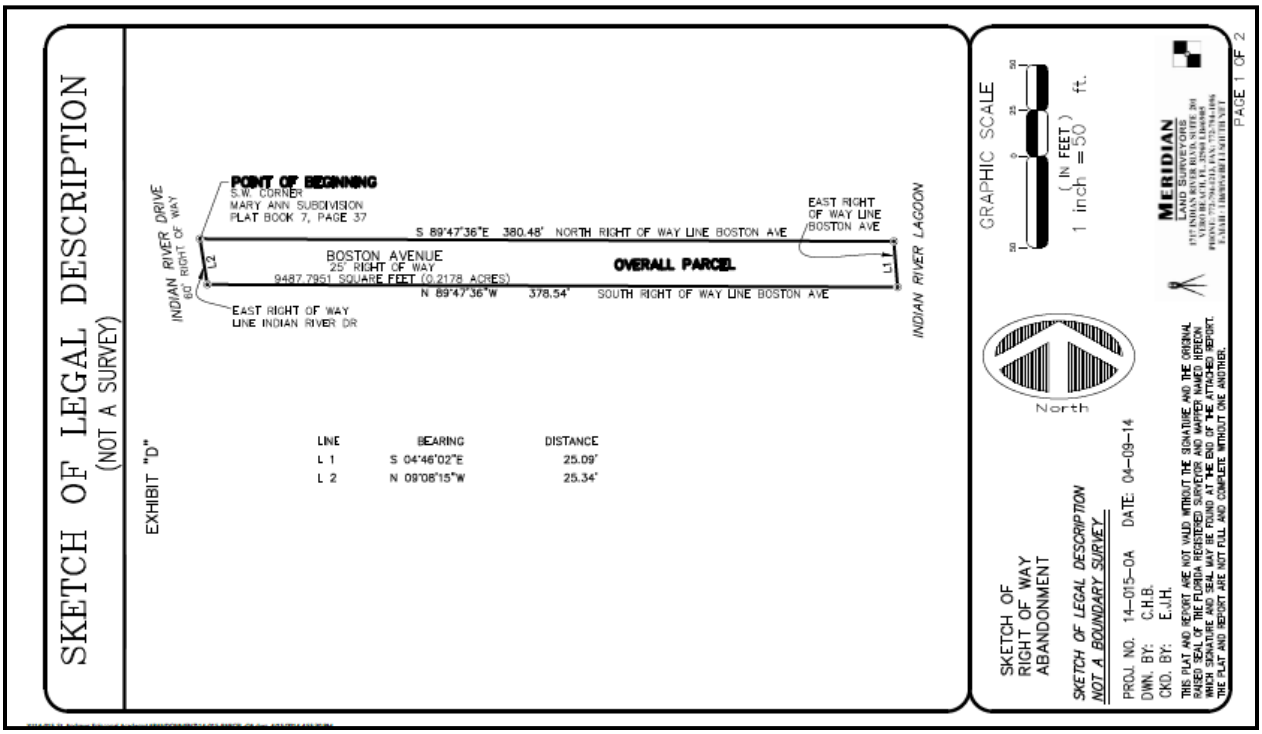
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 9,488 square feet. Located below is a survey of the Subject Property.

Survey



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

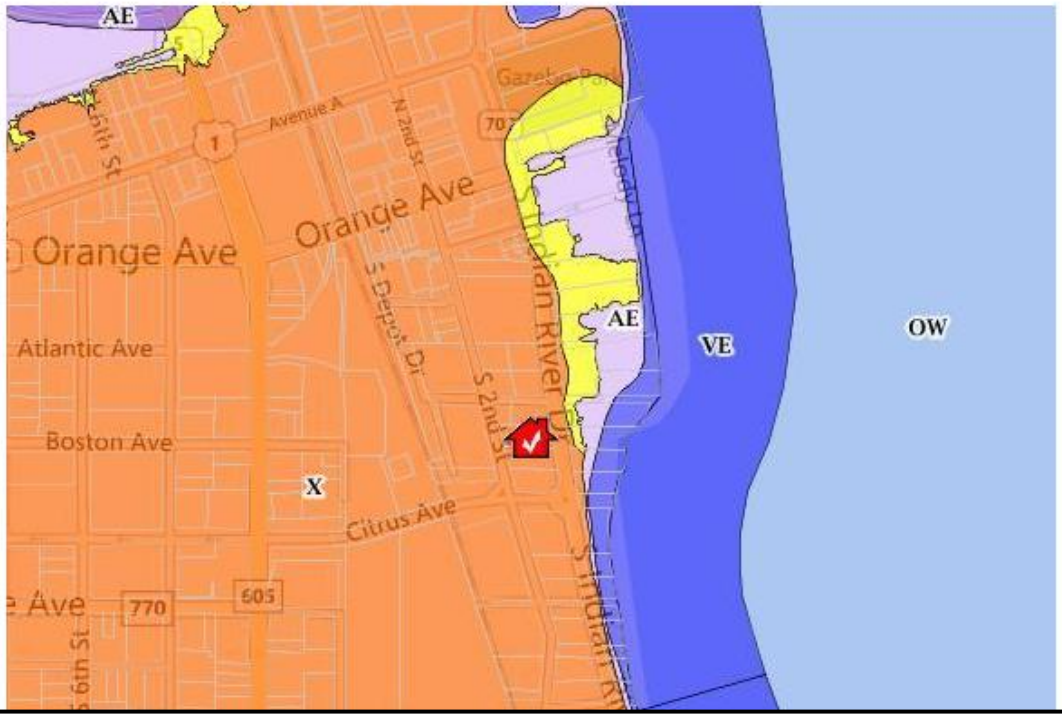
The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	FORT PIERCE

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with Boston Avenue.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are is zoned Central Commercial and Office Commercial with a Commercial Business District Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains 9,488 square feet of land area and is mostly rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties, the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the site has the potential to eventually be assembled to parcels located along the waterfront. While current demand does not warrant any development

at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the north. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

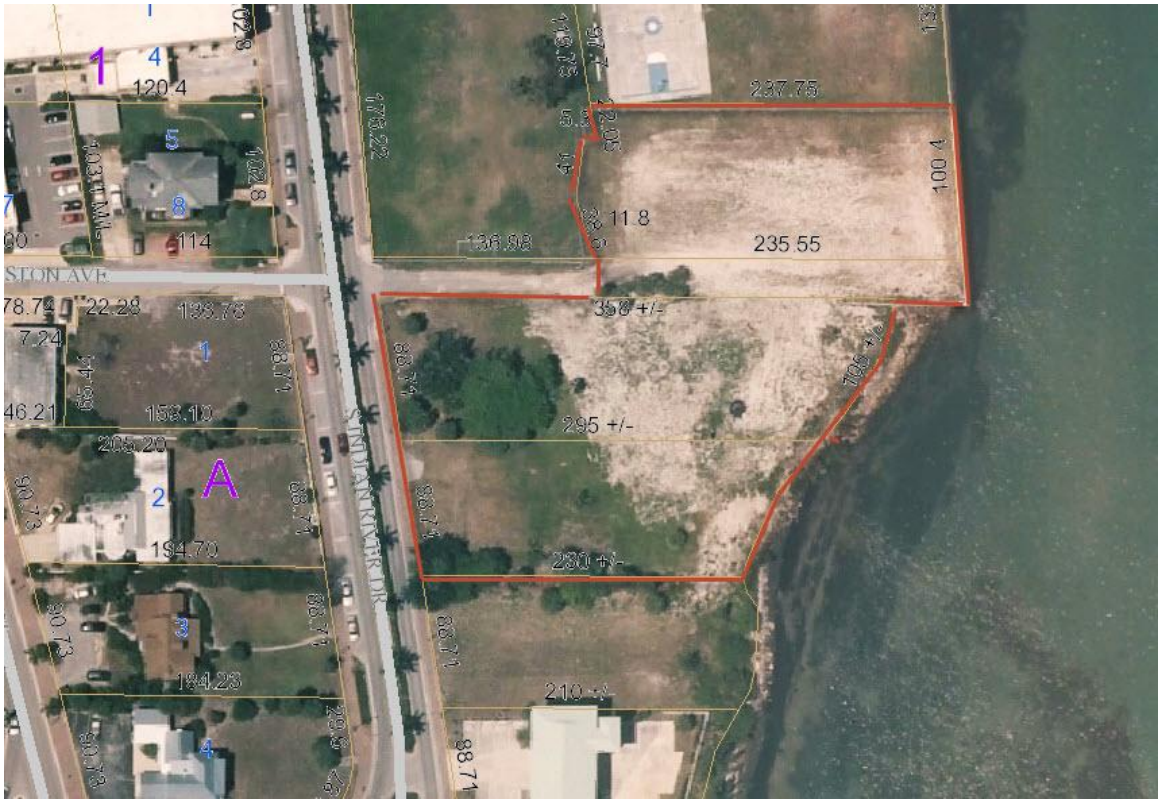
Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are very limited. While the site is not direct waterfront, it has some potential for waterfront views. Furthermore, the fact that it is adjacent to an assemblage purchased for future resort development gives the Subject Property more potential as far as also being assembled at some point in time to increase the size of the adjacent properties. In our opinion the Subject Property is worth less than direct waterfront commercial tracts, however its unique nature makes it worth more than the average commercial site.

With very limited available sales data, we have looked at both waterfront commercial sales as well as the best available commercial land sales that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality/view, access/exposure, and zoning. The four comparable sales indicated a non-adjusted range from $11.69 to $19.35 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1



Property Identification

Record ID	2357
Property Type	Commercial, Commercial Land
Address	St. Lucie County, Florida
Location	East side of South Indian River Drive on the north and south side of the Boston Avenue R/W
Tax ID	2410-804-0004-000-1

Sale Data

Grantor	SB Florida CRE Holdings, LLC
Grantee	St. Andrews Episcopal Academy, Inc.
Sale Date	May 01, 2014
Deed Book/Page	3626/2190
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$900,000
Cash Equivalent	$900,000

Land Data

Zoning	C4, Central Commercial

Land Size Information

Gross Land Size	1.768 Acres or 77,005 SF

Indicators

Sale Price/Gross Acre	$509,110
Sale Price/Gross SF	$11.69

Remarks

This was an REO sale that was listed for $1,100,000 at the time of sale. The listing agent reported this was a motivated transaction. The buyers purchased this site for expansion of their school campus.

Comparable Offer 2

The site is currently listed for $889,000 or $23.09 per square foot. It was reported that there was a written offer of $750,000 in February 2013; however, the offer was not accepted. The property contains 0.89 acres and is located on the south side of Seaway Drive and east side of Hernando Street. The property has a C-5, commercial tourism zoning. While the site does not have direct water frontage, any type of vertical development would allow for views of the ocean as well as the Fort Pierce Inlet. The offer equated to $19.35 per square foot of land area.

Land Sale 3

Property Identification

Record ID	2232
Property Type	Commercial/Residential, Marine Commercial
Address	222 South Ocean Drive, Fort Pierce, St. Lucie County, FL
Location	East side of Ocean Dr, just south of the Fort Pierce Inlet
Tax ID	24-01-501-0014-0006

Sale Data

Grantor	BGP Solution LLC
Grantee	Mosely, Daniel S.
Sale Date	June 13, 2011
Deed Book/Page	3300/1318
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$1,750,000
Cash Equivalent	$1,750,000

Land Data

Zoning	C-5, Commercial Waterfront
Topography	Generally level sloping downward toward ocean
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	2.160 Acres or 94,090 SF
Allowable Units	17

Indicators

Sale Price/Gross Acre	$810,185
Sale Price/Gross SF	$18.60
Sale Price/Allowable Unit	$102,941

Remarks

The property owner was under financial distress and downward pressure from the lender. It was indicated that it was essentially a short sale. It was an all cash transaction and it was indicated that the buyer has no immediate development plans and wished to hold the property until market conditions improve.

Land Sale 4

Property Identification

Record ID	2047
Property Type	Commercial, Marine Commercial
Property Name	Fish Monger Parcel
Address	25 Fisherman's Wharf, Fort Pierce, St. Lucie County, FL
Location	SE corner of Indian River Drive & Fisherman's Wharf
Tax ID	2403-341-0009-0004

Sale Data

Grantor	Fishmonger Investors LLC
Grantee	St. Lucie County
Sale Date	December 28, 2010
Deed Book/Page	3257/274
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$450,000
Cash Equivalent	$450,000

Land Data

Zoning	C-6, Marine Commercial
Topography	Generally level
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.560 Acres or 24,394 SF

Indicators

Sale Price/Gross Acre	$803,558
Sale Price/Gross SF	$18.45

Remarks

The site was purchased by St. Lucie County, as they are assembling many parcels in the Port of Fort Pierce Corridor in order to make road improvements, add parking, and for possible future residential/commercial tourist type development that takes advantage of the waterfront location of that area.

Comparable Location Map

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The four comparable sales indicated a non-adjusted range from $11.69 to $19.35 per square foot.

VACANT LAND SALES CHART
CALLAWAY & PRICE, INC. #14-71172

Sale Number	Subject	1	2	3	4
Record ID	-	2357	-	2232	2047
ORBK/PG		3626/2190	Offer	3300/1318	3257/274
Sale Price		$900,000	$750,000	$1,750,000	$450,000
Size - Acres	0.22	1.77	0.89	2.16	0.56
Size - Square Foot	9,488	77,005	38,768	94,090	24,394
Price/Square Foot		$11.69	$19.35	$18.60	$18.45
Location	Boston Avenue R/W east of Indian Rier Drive	East side of Indian River Drive along Boston Avenue	400 Seaway Drive	222 S. Ocean Drive	SEC of Indian River Drive and Fishermen's Wharf
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	May-14	Feb-13	Jun-11	Dec-10
Date of Value	-				
Zoning	-	C-4	C-5	C-5	C-6
Conditions of Sale		20%	0%	10%	0%
Market Conditions Adj.		0%	0%	-10%	-15%
Adjusted Price Per SF		$14.03	$19.35	$18.60	$15.68
Physical Adjustments					
Location (General)		Similar 0%	Superior -5%	Superior -5%	Similar 0%
View/Site Quality	Full River	Similar 0%	Similar./ Part. Ocean 0%	Superior/Ocean -10%	Inferior 25%
Size		10%	0%	10%	0%
Zoning/Land Use	-	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Access		0%	0%	0%	0%
Total Physical Adjustment/SF		10.00%	-5.00%	-5.00%	25.00%
Adj.Price Per Square Foot		$15.43	$18.38	$17.67	$19.60
				Average	$17.77
				Minimum	$15.43
				Maximum	$19.60
				Median	$18.02

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale.

Comparables 1 and 3 have been adjusted upward to recognize that these sales were verified as motivated sales.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2010 to May 2014. Comparable 4 is the oldest comparable and general market trends show that property values were still in decline during 2010 and through the first half of 2011. Therefore, we have adjusted Comparable 4 downward the most and also have adjusted Comparable 3 downward as well to recognize this decline.

Location

Comparables 2 and 3 were considered superior as they are located on the barrier island which in general would command a higher price in comparison to the Subject. These two comparables have therefore been adjusted downward. None of the remaining comparables warranted an adjustment for location.

Site Quality/View

The surrounding properties have full river views with direct water frontage. Comparable 2 and 4 do not have direct water frontage and the potential views of both the ocean and river would be considered inferior to the Subject. Therefore, we have made upward adjustments to these sales. Comparable 3 has direct ocean frontage and is considered the most superior comparable, therefore warranting a downward adjustment. The remaining comparable has similar frontage and views.

Size

The Subject Property contains 9,488 square feet. A majority of the surrounding parcels are near 1 acre in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.56 acres to 2.16 acres. Comparables 1 and 3 are considerably larger and have been adjusted upward to also recognize the economies of scale. None of the other comparables warranted an adjustment for size.

Zoning

The surrounding parcels are zoned Commercial, C-1 & C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Current Listings

Given the overall lack of recent sales activity we have also considered the most similar listings currently available on the market for additional analysis. We concentrated our search efforts on site very near commercial or tourism areas that are influenced by their proximity either the Indian River or the Atlantic Ocean. The chart on the following page shows some of the listings we considered.

Comparable Listings						
Sale Number	**1**	**2**	**3**	**4**	**5**	**6**
Sale Price	$895,000	$599,000	$475,000	$595,000	$1,500,000	$469,000
Size - Acres	0.89	2.05	0.41	0.34	1.80	0.66
Size - Square Foot	38,768	89,298	17,860	14,810	78,408	28,750
Price/Square Foot	$23.09	$6.71	$26.60	$40.17	$19.13	$16.31
Location	400 Seaway Drive	4805 Capstan Avenue	1500 Seaway Drive	201 South Ocean Drive	401 South Indian River Drive	507-509 South Indian River Drive
City	Ft. Pierce	Port Salerno	Ft. Pierce	Ft. Pierce	Ft. Pierce	Ft. Pierce
Zoning/Land Use	C-5	PUR	C-5	C-5	C-1	C-1
View	Partial Ocean	Interior	Indian River	Partial Ocean	Indian River	Indian River
Conditions of Sale	-10%	-10%	-10%	-10%	-10%	-10%
Adjusted Price Per SF	$20.78	$6.04	$23.94	$36.16	$17.22	$14.68

Average	$19.80
Minimum	$6.04
Maximum	$36.16
Median	$19.00

The listings had an average indication of $19.80 per square foot of land. Comparable Listings 3, 5 and 6 would probably be considered the most similar. These sites have direct water frontage along the Indian River. After making a slight adjustment for conditions of sale of -10% (acknowledges listings typically sell for less than ask prices), the three indications are at $14.68 and $23.94 per square foot.

Since there is an overall lack of recent comparable closed sales data, these listings also helped us further establish the market conditions adjustments and the most current market trends. To conclude at a value higher than the list prices for similar land sites would not be supported.

Additional Data

We are also aware of two recent improved sales in the area. These properties were purchased as part of the St. Andrews expansion and premiums were paid for each site. Based on the land abstraction method, the price paid per square foot of land ranges from approximately $40.00 to $70.00 per square foot. Again these were highly motivated sales at above market values.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $15.43 to $19.60 per square foot, with an average indication of $17.77 per square foot and median indication of $18.02 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented at $17.50 per square foot. This indicates that the land value of the Subject Property is $170,000. This is calculated as follows:

9,488 square feet X $17.50 per square foot = $166,040

Rounded, $170,000

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #7464 and SRA Designation
Florida State-Certified General Real Estate Appraiser #RZ662
Florida Registered Real Estate Broker

Professional Experience

Principal, Callaway & Price, Inc., Since 1984
Fee Appraiser, Callaway & Price, Inc., 1979 - 1984
Fee Appraiser, Brown & Orr, Inc., 1978 - 1979
Salesman, Palermo Realty, Inc., 1977 - 1978

Qualified As An Expert Witness

Brevard County, Florida
Hernando County, Florida
Palm Beach County, Florida
Martin County, Florida
St. Lucie County, Florida
Indian River County, Florida
Okeechobee County, Florida
Federal District Courts of Southern District of Florida, Maryland and Michigan

Geographic Experience

Throughout Florida	Throughout Massachusetts	Pennsylvania
Washington, D. C.	New Hampshire	Maryland
New Jersey	Rhode Island	

Teaching Experience

Appraisal Institute Approved Instructor for Course 110 - Appraisal Principles

The Valuation Process As It Applies to Commercial Properties (Customized Seminar by Callaway & Price, Inc.)

Education

Bachelor of Science Degree, Abilene Christian University
Texas Real Estate Commission Course I
Florida Real Estate Commission Course I and II
Society of Real Estate Appraisers:
- Course 101 - An Introduction to Appraising Real Property
- Course 201 - Principles of Income Property Appraising
- Seminar - R-41c and the Appraiser

Education - Continued

American Institute of Real Estate Appraisers:
- Course 2-1 - Case Studies in Real Estate Valuation
- Course 2-2 - Valuation Analysis and Report Writing
- Course 6 - Real Estate Investment Analysis
- Course 2-4 - Standards of Professional Practice
- Course 4 - Litigation Valuation

Appraisal Institute:
- Standards of Professional Practice - SPP-A
- Standards of Professional Practice - SPP-B
- Standards of Professional Practice - SPP-C
- Highest & Best Use and Market Analysis
- Small Hotel/Motel Valuation
- Analyzing Commercial Lease Clauses
- Appraisal Consulting
- Internet Appraisal Research and the Florida Appraiser
- The Professional's Guide to the URAR
- Subdivision Valuation
- Real Estate Finance, Value & Investment Performance
- Yellow Book Seminar
- Conservation Easement Valuation – Certificate Course
- National USPAP Update
- Supervisor Trainee Roles and Rules
- Florida Law for Real Estate Appraisers
- Introduction to FHA Appraising
- An Introduction to Valuing Green Buildings

Realtors Land Institute:
- Course Title - Citrus Seminar

Organizations and Affiliations

Appraisal Institute:
- National Board of Directors, Past Director
- Indian River Florida Chapter, Past President
- National Admissions Committee, East Coast Chapter, Education Chairman
- National Continuing Education & Seminars Subcommittee, Past Vice Chairman

American Institute of Real Estate Appraisers:
- Southeast Regional Grievance Panel - Ethics and Professional Standards,
- Non-Residential Demonstration Reports Subcommittee, Member

Society of Real Estate Appraisers:
- South Florida District 29, Past Vice Governor
- Chapter 211, Past Treasurer, Past Secretary
- Chapter 211, Admissions, Past Chairman
- Chapter 211, Professional Practice Committee, Past Chairman
- Florida Cattlemen's Association, Member

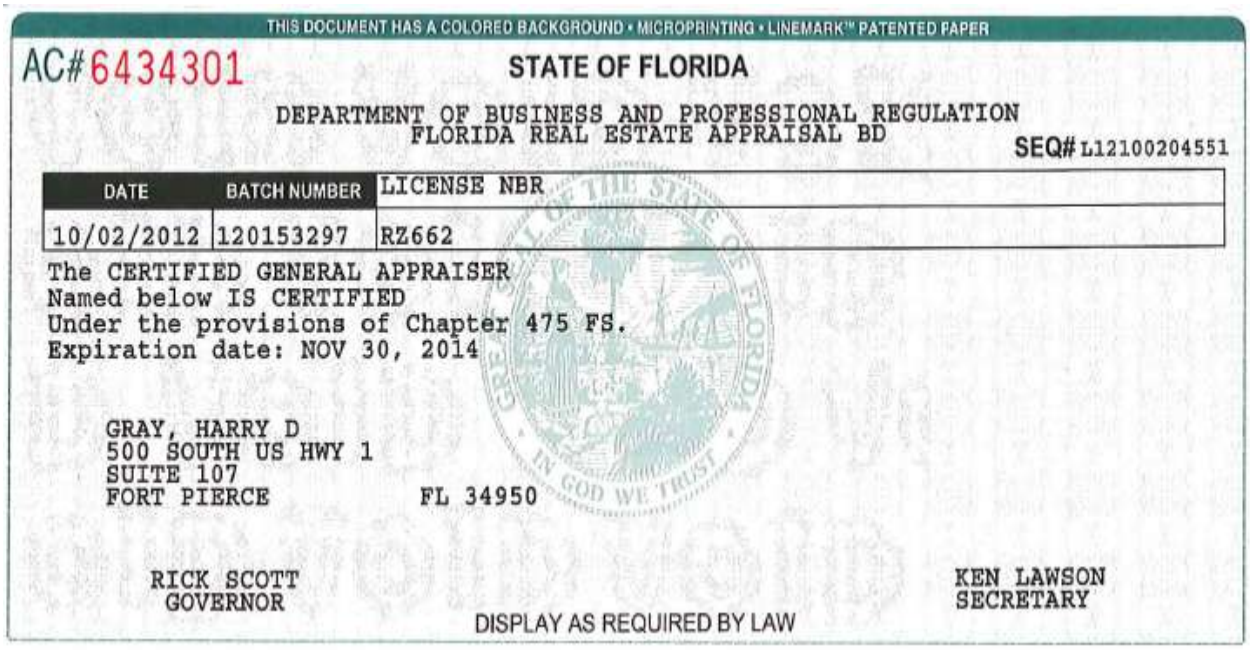
St. Lucie County Cattlemen's Association

Florida Cracker Trail Association, Past President

Organizations and Affiliations - Continued

Fort Pierce/St. Lucie County Chamber of Commerce:
- State and National Government Affairs Committee, Past Chairman
- Agribusiness Committee Member
- Port Sub-committee Member

Fort Pierce Rotary, Past Board of Director
International Braford Association, Member
Fort Pierce/Port St. Lucie Board of Realtors, Member
Pelican Yacht Club – Past Commodore
Treasure Coast Regional Planning Council – Past Member
Ducks Unlimited – Past Director, Treasure Coast Chapter



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

AC# 6434301

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100204551

DATE	BATCH NUMBER	LICENSE NBR
10/02/2012	120153297	RZ662

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

GRAY, HARRY D
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations\Licenses\Certifications

Florida State Certified General Real Estate Appraiser #RZ2609

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. - April 1999 – January 2001
Associate Appraiser, Callaway & Price, Inc. – since January 2001

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Apartment Complexes
- Cattle Ranches
- Citrus Groves
- Eminent Domain
- Mini-Storage Facilities
- Mobile Home Parks
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land

Organizations and Affiliations

Florida State University Alumni
Florida State University, Real Estate Society, Member
Sigma Alpha Epsilon Fraternity, Florida Beta Chapter
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, BRYAN ALLEN
2927 INDIAN RIVER DR
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 691363
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2609 12/01/12 128153669

CERTIFIED GENERAL APPRAISER
NEILL, BRYAN ALLEN

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12120100784

DETACH HERE

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

AC# 691363

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12120100784

DATE	BATCH NUMBER	LICENSE NBR
12/01/2012	128153669	RZ2609

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, BRYAN ALLEN
2927 N INDIAN RIVER DRIVE
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

AN APPRAISAL OF

THE PROPOSED PUBLIC ACCESS PARCEL
LOCATED AT THE
SOUTHERN TERMINUS OF MELODY LANE
IN FORT PIERCE, FLORIDA

FILE #14-71324

PREPARED FOR

ST. ANDREWS EPISCOPAL CHURCH

AS OF

JULY 15, 2014

BY

HARRY D. GRAY, MAI, SRA
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: h.gray@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Harry D. Gray, MAI, SRA
Cert Gen RZ662
h.gray@callawayandprice.com

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

CENTRAL FLORIDA

114 6th Avenue, Suite 3
Indialantic, FL 32903
321.726.0970 | 321.726.0384 Fax

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

July 16, 2014

Ms. Trina Angelone
St. Andrews Episcopal Church
210 South Indian River Drive
Fort Pierce, FL 34950

Dear Ms. Angelone:

We have made an investigation and analysis of the Proposed Public Access Parcel located at the southern terminus of Melody Lane in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of July 15, 2014. The Subject Property is considered to be the proposed public access parcel totaling 3,485 square feet located at the southern terminus of Melody Lane along the Indian River. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of July 15, 2014 was:

$60,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN/clw:14-71324
Attachments

PROPERTY TYPE	:	Proposed Public Access/Park
LOCATION	:	The Subject Property is located at the southern terminus of Melody Lane along the Indian River in Fort Pierce, Florida.
DATE OF VALUATION	:	July 15, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 3,485 square feet.
BUILDING	:	None.
ZONING	:	C-4, Central Commercial by the City of Fort Pierce
LAND USE PLAN	:	CBD, Central Business District by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF JULY 15, 2014	:	$60,000

Page No.
CERTIFICATION 1
LIMITING CONDITIONS 3
DEFINITION OF THE APPRAISAL PROBLEM 8
Purpose, Date of Value, and Interest Appraised 8
Intended Use and User of Appraisal 8
Legal Description 8
Market Value 8
Hypothetical Conditions or Extraordinary Assumptions 9
Exposure Time and Marketing Time 9
Across the Fence Method 10
Across the Fence (ATF) Value 10
SCOPE OF WORK 11
NEIGHBORHOOD ANALYSIS 12
Access 13
Surrounding Land Uses 14
Public Utilities 16
Neighborhood Housing 16
Recent and Future Developments 16
Conclusion 17
DOWNTOWN FORT PIERCE MARKET STUDY 18
PROPERTY DATA 20
Zoning 20
Land Use 21
Concurrency 21
Site Size, Shape and Access 21
Utilities 22
Topography 22
Census Tract 22
Flood Hazard Zone 23
Assessed Value and Taxes 23
Property History 24
HIGHEST AND BEST USE 25
Conclusion 25
LAND-VALUE ANALYSIS 27
Discussion of Vacant Land Sales 27
Discussion of Adjustments 28
Expenditures Made 37
Conclusion – Land-Value Analysis 40
ADDENDA
Qualifications:
Harry D. Gray, MAI, SRA
Bryan A. Neill

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Harry D. Gray, MAI, SRA and Bryan A. Neill have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Harry D. Gray, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Harry D. Gray, MAI, SRA
Cert Gen RZ662

Bryan A. Neill
Cert Gen RZ2609

HDG/BAN clw:14-71324

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

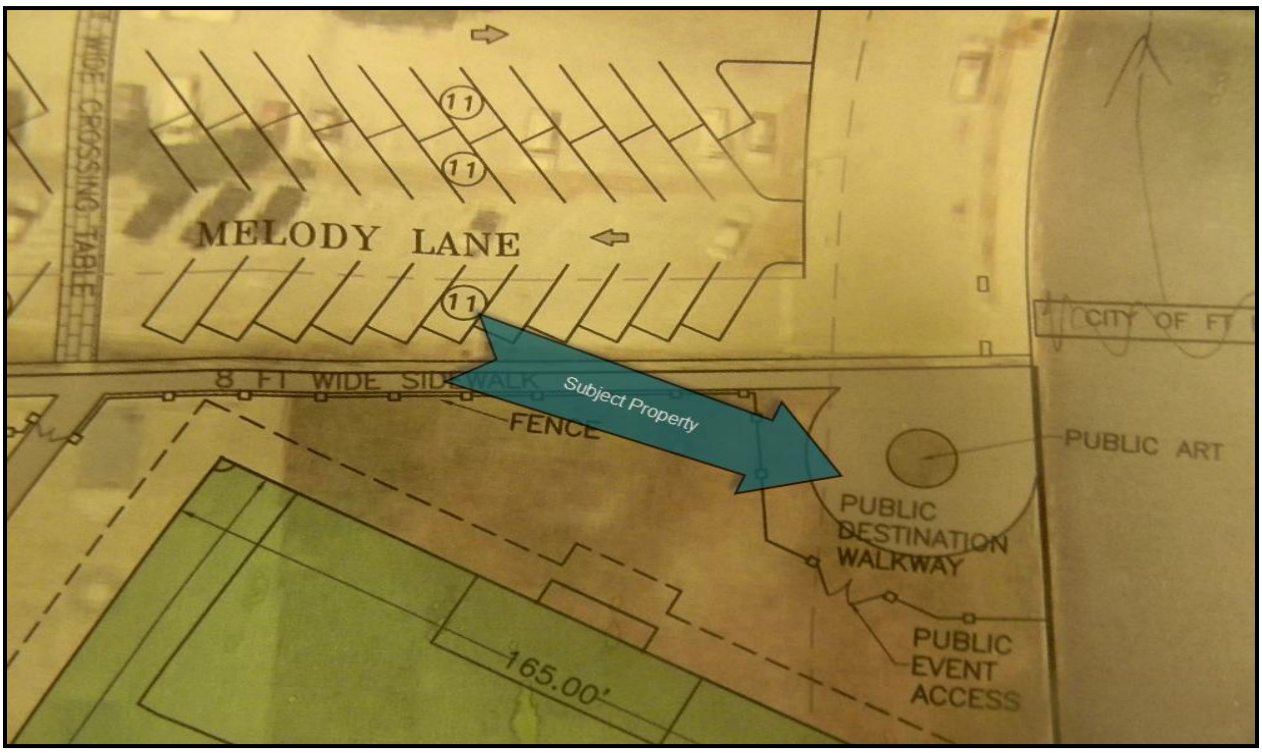
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY

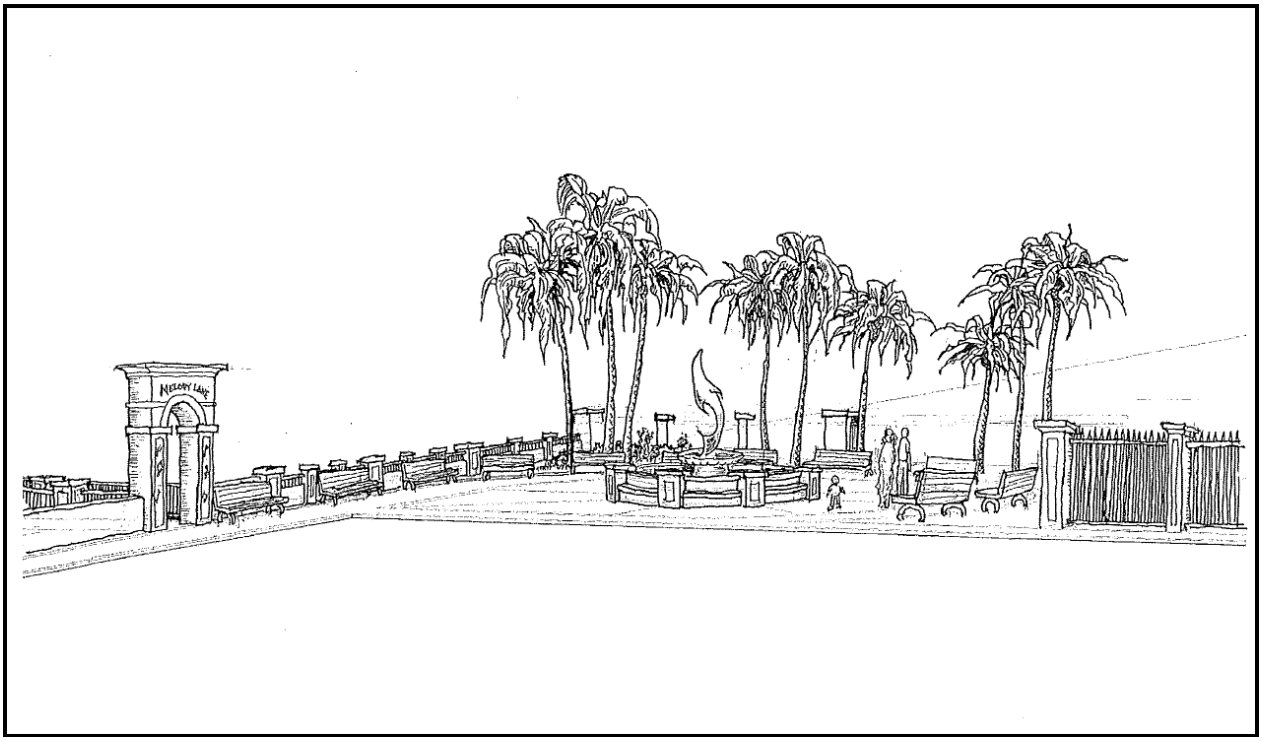
VIEW OF SUBJECT PROPERTY

RIVER VIEW FROM SUBJECT PROPERTY

STREET SCENE ALONG MELODY LANE



AERIAL PHOTO



PROPOSED USE

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of July 15, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, St. Andrews Episcopal Church. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

Legal Description:

A PUBLIC EASEMENT LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, RUN NORTH 05°57'09"WEST (BASIS OF BEARINGS) ALONG THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 177.04 FEET TO A FOUND 3/4" IRON PIPE AND THE NORTHWEST CORNER OF SAID MARY ANN SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF MELODY LANE, A 25 FOOT RIGHT OF WAY; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.93 FEET TO THE WATERS EDGE OF THE INDIAN RIVER LAGOON AND THE EAST FACE OF A 1.00 FOOT WIDE SEAWALL; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 04°39'56"EAST ALONG SAID WATERS EDGE AND EAST FACE OF SEAWALL, A DISTANCE OF 68.16 FEET ; THENCE LEAVING SAID WATERS EDGE AND EAST FACE OF SEAWALL, RUN SOUTH 85°18'06"WEST, A DISTANCE OF 16.31 FEET; THENCE RUN NORTH 67°33'49"WEST, A DISTANCE OF 59.18 FEET; THENCE RUN NORTH 08°15'00"WEST, A DISTANCE OF 36.82 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF MELODY LANE; THENCE RUN NORTH 81°45'00"EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 71.44 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 0.08 ACRES MORE OR LESS.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. buyer and seller are typically motivated;

b. both parties are well informed or well advised, and acting in what they consider their own best interests;

c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Method** on page 3 as follows:

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Value** on page 3 as follows:

> "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property multiple times up until the date of value or July 15, 2014 by Harry D. Gray, MAI, SRA and Bryan A. Neill. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

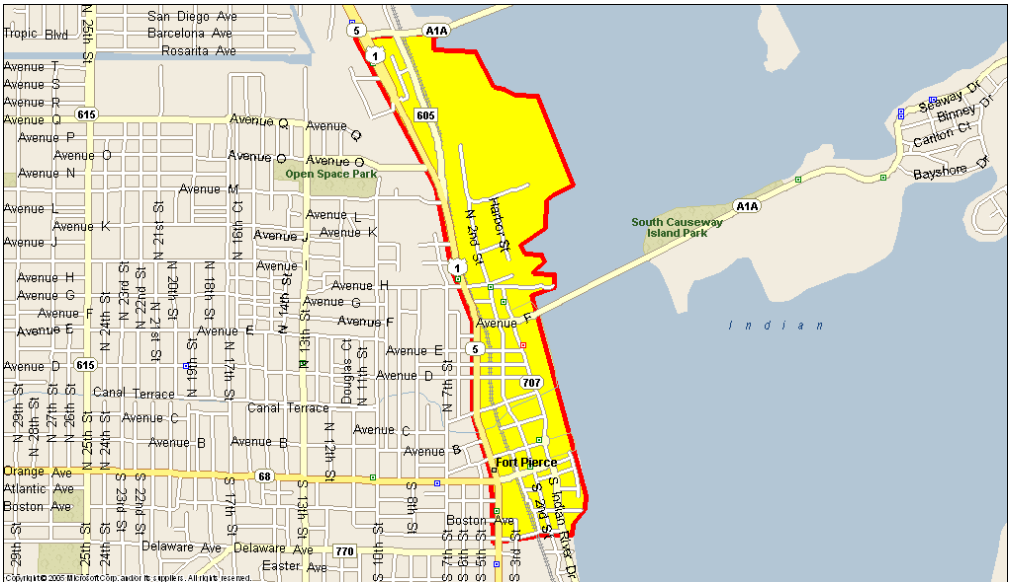
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as, the north/south U.S. Highway 1 corridor is commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina is currently under construction. From start to finish, it has been anticipated to be an 18-month project to rebuild the Fort Pierce marina and create several tiny man-made islands that will provide habitat for birds and other animals. Most of the small islands and main barrier island work has been completed on the project.

City officials say the marina project could attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips. When finished, the new dock will consist of 287 slips. The price tag for the marina project has of yet to be determined, but in 2005, the city expected the plan to cost nearly $20 million for the islands and docks, Seissiger said. Plans also call for 13 new islands in the river to protect the marina, said Ed Seissiger, who has overseen the project for the city of Fort Pierce since 2005. If all goes well, the work will be completed between January and March 2014.

Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is the conceptual plan for the new city marina.

Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River has been recently completed. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project is no longer being developed due to the current market conditions. Another project that has fallen through was the development of the 6.87-acre site of the old H.D.

King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

Lastly, many of the larger commercial buildings in the downtown are vacant. The former SunTrust Building recently was leased as a gym use. The two Harbor Federal Buildings located between 100 and 116 North 2nd Street are primarily vacant due to the bank selling to out of state buyers.

Conclusion

The Subject neighborhood is considered to be part of the Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. Property values have decreased in the area primarily due to the downturn in the residential market with most plans for mixed use developments. Limited financing has also had an impact on property values and resulted in minimal sales.

DOWNTOWN FORT PIERCE MARKET STUDY

The downtown area of Fort Pierce offers a mixture of both office and retail uses. A majority of the office space is located along North 2nd Street and consists of professional office space. Within the area from the Citrus Overpass to Avenue A along North 2nd Street there is a total of 183,543 square feet of professional office space not including the 109,666 square foot court house facility and the 32,666 square foot office building adjacent to the courthouse owned by St. Lucie County. Included in this area is the large 22,906 square foot PNC Branch bank building and the 33,634 square foot former SunTrust Building. It is important to note PNC Bank vacated the 22,906 square foot building along Orange Avenue and 2nd Street and moved in to a smaller condo office with drive-thru along 2nd Street near Seaway Drive.

Of the total 183,543 square foot of office space currently 45,000 square feet is vacant and available for rent. This equates to approximately 25% of the private owned office space. The largest portion of this vacant space is the former Harbor Federal Buildings located at 100 and 116 North 2nd Street. These buildings formerly consisted primarily of the Harbor Federal Operations Center. A majority of this space is large open space suitable for a single tenant. The vacant area within these buildings totals 23,599 square feet. The Lloyd Office building located at 201 South 2nd Street is currently 100% vacant and consists of 8,840 square feet. This space was previously owner occupied and is now available for rent or sale.

Within this same general area there is currently 82,454 square feet of retail space not including the 48,435 square foot Sunrise Theater building owned by the City of Fort Pierce. Of this space approximately 11,154 square feet is vacant and available for lease. This equates to approximately 14% of the private owned retail space.

Conclusion

The Downtown Area of Fort Pierce has suffered recently as a result of the recent downturn in the real estate market for St. Lucie County. Retail uses have fared better compared to office in the immediate area, however the restaurant industry has struggled as a result of the poor economy. The office space within the Downtown Area has a higher vacancy rate, but a majority of the vacant space is due to large single tenant availability. Market participants reported limited demand for space over 2,000 to 3,000 square feet. Some of the vacant space may be absorbed if the single tenant space is divided into smaller units. Market participants have also reported rental concessions to help struggling tenants over the past four to five years. While demand is currently low, the Downtown Area appears to be the biggest focal point of the retail and office market for Fort Pierce. Once local and national economies recover demand should increase in this market.

The retail portion in this area is a mixture of restaurants, cafes, boutiques and specialty stores. A majority of the customer base are island residents, seasonal residences, and tourist with some pedestrian patrons.

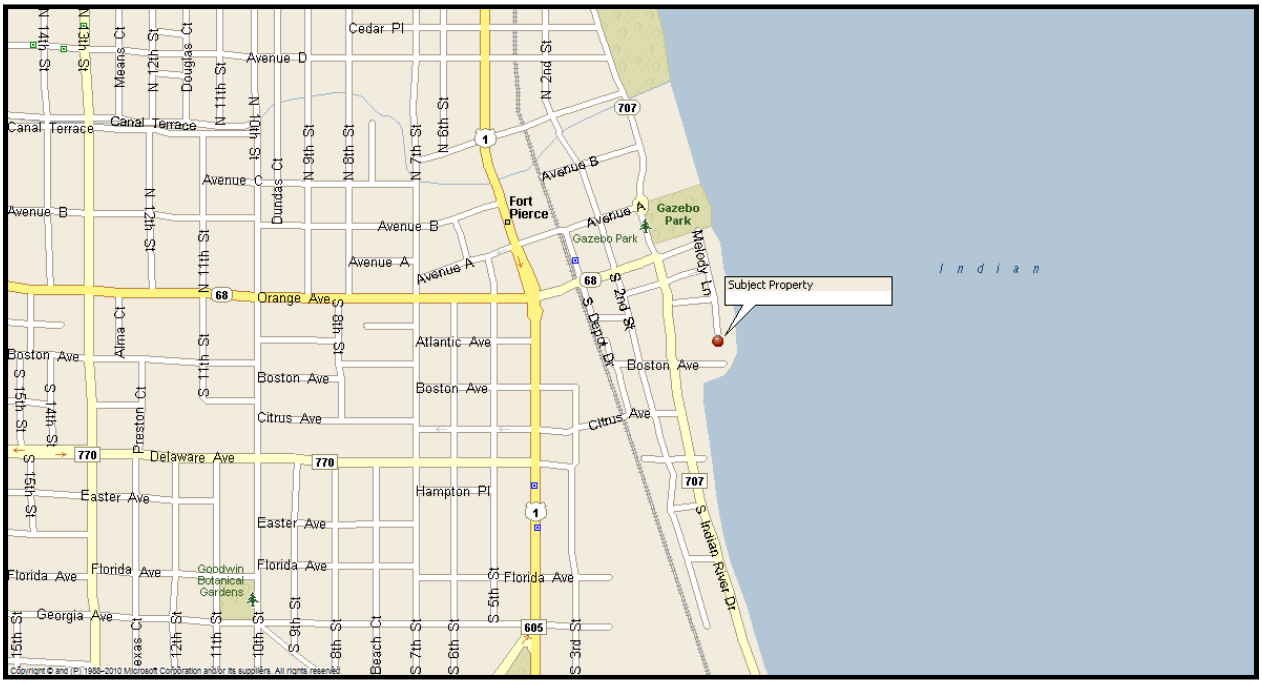
Typical Shop Views in District

PROPERTY DATA

Location

The Subject Property is located at the southern terminus of Melody Lane in Fort Pierce, Florida. The Subject is located in the downtown Fort Pierce Market. This location is near the Indian River. A location map is located below for the reader's convenience.

Location Map



Zoning

The Subject Property is zoned C-4, Central Commercial by the City of Fort Pierce.

The C-4, Central Commercial, by the City of Fort Pierce and 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 suited 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.

The following uses and their accessory uses are permitted in a C-4 Zone:

- Uses allowed as semi-restricted uses in C-3 Zone
- Retail sales establishments selling automobiles or other large motorized vehicles
- Post offices, police stations and fire stations
- Commercial off-street parking lots

Lot Size and Dimensional Requirements

Uses in a C-4 Zone, except multifamily housing developments, must meet the requirements show below. More restrictive requirements, set forth in accordance with other provisions, must be satisfied by some conditional uses. Lot size requirements for the C-4 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
				15*	15*	15*	15*		

*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.

Land Use

The Subject Property has a land-use classification of CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

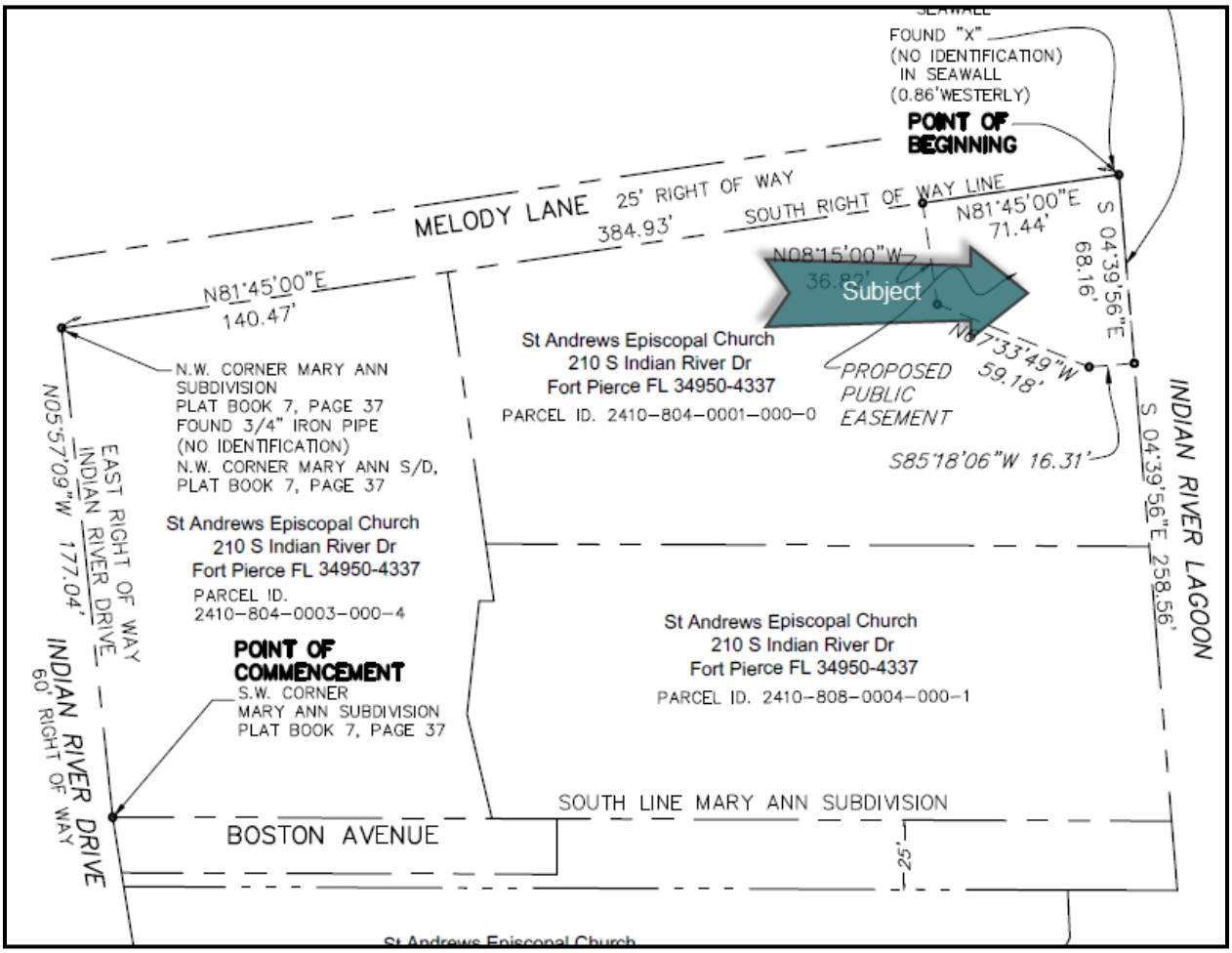
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is irregular in shape and contains a total of 3,485 square feet. Located below is a photo of the Subject Property.

Survey



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	FORT PIERCE

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.

Assessed Value and Taxes

The entire Subject Parent Tract is tax exempt as it is under the ownership of a church. The total parcel of 27,634 square feet is assessed at $510,200. Below is a synopsis of the Subject Parent tract.

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
County Parks MSTU	0.2313	510,200	510,200	0	$0.00
Co Public Transit MSTU	0.1269	510,200	510,200	0	$0.00
Erosion District E	0.0925	510,200	510,200	0	$0.00
Law Enf,Jail,Judicial Sys	3.9699	510,200	510,200	0	$0.00
Co General Revenue Fund	2.9221	510,200	510,200	0	$0.00
St Lucie County Port Bond	0.0154	510,200	510,200	0	$0.00
Childrens Service Council	0.4872	510,200	510,200	0	$0.00
St Lucie Co Fire District	3.0000	510,200	510,200	0	$0.00
FL Inland Navigation Dist	0.0345	510,200	510,200	0	$0.00
City of Fort Pierce	6.6050	510,200	510,200	0	$0.00
School Discretionary	0.7480	510,200	510,200	0	$0.00
School Capital Improvemnt	1.5000	510,200	510,200	0	$0.00
School Req Local Effort	5.0090	510,200	510,200	0	$0.00
Mosquito Control	0.4065	510,200	510,200	0	$0.00
S FL Wtr Mgmt District	0.4110	510,200	510,200	0	$0.00
Total	25.5593				$0.00

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: $0.00

Property History

The Subject Property is currently under the ownership of St. Andrews Episcopal Church. The Subject Property was purchased in December of 1986 for $300,000. No other sales or listings were reported.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The Subject Property is zoned Central Commercial with a Central Business District Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains 3,485 square feet of land area and is mostly irregular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties, the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the site has the potential to eventually be assembled to parcels located along the waterfront. While current demand does not warrant any development

at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the north. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

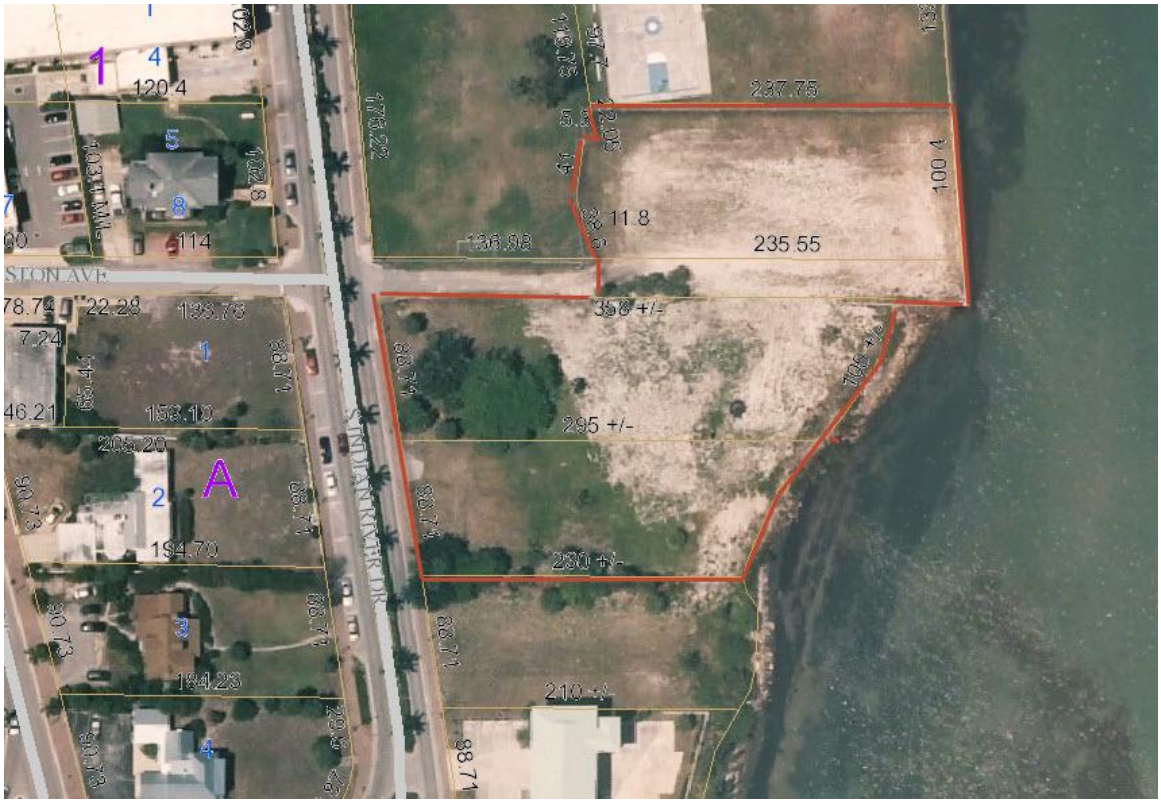
Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. Directly comparable sales, of commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are very limited. While the site is not direct waterfront, it has some potential for waterfront views. Furthermore, the fact that it is adjacent to an assemblage purchased for future resort development gives the Subject Property more potential as far as also being assembled at some point in time to increase the size of the adjacent properties. In our opinion the Subject Property is worth less than direct waterfront commercial tracts, however its unique nature makes it worth more than the average commercial site.

With very limited available sales data, we have looked at both waterfront commercial sales as well as the best available commercial land sales that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality/view, access/exposure, and zoning. The four comparable sales indicated a non-adjusted range from $11.69 to $19.35 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1



Property Identification

Record ID	2357
Property Type	Commercial, Commercial Land
Address	St. Lucie County, Florida
Location	East side of South Indian River Drive on the north and south side of the Boston Avenue R/W
Tax ID	2410-804-0004-000-1

Sale Data

Grantor	SB Florida CRE Holdings, LLC
Grantee	St. Andrews Episcopal Academy, Inc.
Sale Date	May 01, 2014
Deed Book/Page	3626/2190
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$900,000
Cash Equivalent	$900,000

Land Data

Zoning	C4, Central Commercial

Land Size Information

Gross Land Size	1.768 Acres or 77,005 SF

Indicators

Sale Price/Gross Acre	$509,110
Sale Price/Gross SF	$11.69

Remarks

This was an REO sale that was listed for $1,100,000 at the time of sale. The listing agent reported this was a motivated transaction. The buyers purchased this site for expansion of their school campus.

Comparable Offer 2

The site is currently listed for $889,000 or $23.09 per square foot. It was reported that there was a written offer of $750,000 in February 2013; however, the offer was not accepted. The property contains 0.89 acres and is located on the south side of Seaway Drive and east side of Hernando Street. The property has a C-5, commercial tourism zoning. While the site does not have direct water frontage, any type of vertical development would allow for views of the ocean as well as the Fort Pierce Inlet. The offer equated to $19.35 per square foot of land area.

Land Sale 3

Property Identification

Record ID	2232
Property Type	Commercial/Residential, Marine Commercial
Address	222 South Ocean Drive, Fort Pierce, St. Lucie County, FL
Location	East side of Ocean Dr, just south of the Fort Pierce Inlet
Tax ID	24-01-501-0014-0006

Sale Data

Grantor	BGP Solution LLC
Grantee	Mosely, Daniel S.
Sale Date	June 13, 2011
Deed Book/Page	3300/1318
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$1,750,000
Cash Equivalent	$1,750,000

Land Data

Zoning	C-5, Commercial Waterfront
Topography	Generally level sloping downward toward ocean
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	2.160 Acres or 94,090 SF
Allowable Units	17

Indicators

Sale Price/Gross Acre	$810,185
Sale Price/Gross SF	$18.60
Sale Price/Allowable Unit	$102,941

Remarks

The property owner was under financial distress and downward pressure from the lender. It was indicated that it was essentially a short sale. It was an all cash transaction and it was indicated that the buyer has no immediate development plans and wished to hold the property until market conditions improve.

Land Sale 4

Property Identification

Record ID	2047
Property Type	Commercial, Marine Commercial
Property Name	Fish Monger Parcel
Address	25 Fisherman's Wharf, Fort Pierce, St. Lucie County, FL
Location	SE corner of Indian River Drive & Fisherman's Wharf
Tax ID	2403-341-0009-0004

Sale Data

Grantor	Fishmonger Investors LLC
Grantee	St. Lucie County
Sale Date	December 28, 2010
Deed Book/Page	3257/274
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$450,000
Cash Equivalent	$450,000

Land Data

Zoning	C-6, Marine Commercial
Topography	Generally level
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.560 Acres or 24,394 SF

Indicators

Sale Price/Gross Acre	$803,558
Sale Price/Gross SF	$18.45

Remarks

The site was purchased by St. Lucie County, as they are assembling many parcels in the Port of Fort Pierce Corridor in order to make road improvements, add parking, and for possible future residential/commercial tourist type development that takes advantage of the waterfront location of that area.

Comparable Location Map

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The four comparable sales indicated a non-adjusted range from $11.69 to $19.35 per square foot.

VACANT LAND SALES CHART
CALLAWAY & PRICE, INC. #14-71324

Sale Number	Subject	1	2	3	4
Record ID	-	2357	-	2232	2047
ORBK/PG		3626/2190	Offer	3300/1318	3257/274
Sale Price		$900,000	$750,000	$1,750,000	$450,000
Size - Acres	0.08	1.77	0.89	2.16	0.56
Size - Square Foot	3,485	77,005	38,768	94,090	24,394
Price/Square Foot		$11.69	$19.35	$18.60	$18.45
Location	Southern Terminus of Melody Lane	East side of Indian River Drive along Boston Avenue	400 Seaway Drive	222 S. Ocean Drive	SEC of Indian River Drive and Fishermen's Wharf
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	May-14	Feb-13	Jun-11	Dec-10
Date of Value	-				
Zoning	-	C-4	C-5	C-5	C-6
Conditions of Sale		20%	0%	10%	0%
Market Conditions Adj.		0%	0%	-10%	-15%
Adjusted Price Per SF		$14.03	$19.35	$18.60	$15.68
Physical Adjustments					
Location (General)		Similar	Superior	Superior	Similar
		0%	-5%	-5%	0%
View/Site Quality	Full River	Similar	Similar./ Part. Ocean	Superior/Ocean	Inferior
		0%	0%	-10%	25%
Size		10%	0%	10%	0%
Zoning/Land Use	-	Similar	Similar	Similar	Similar
		0%	0%	0%	0%
Access		0%	0%	0%	0%
Total Physical Adjustment/SF		10.00%	-5.00%	-5.00%	25.00%
Adj.Price Per Square Foot		$15.43	$18.38	$17.67	$19.60
				Average	$17.77
				Minimum	$15.43
				Maximum	$19.60
				Median	$18.02

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale.

Comparables 1 and 3 have been adjusted upward to recognize that these sales were verified as motivated sales.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2010 to May 2014. Comparable 4 is the oldest comparable and general market trends show that property values were still in decline during 2010 and through the first half of 2011. Therefore, we have adjusted Comparable 4 downward the most and also have adjusted Comparable 3 downward as well to recognize this decline.

Location

Comparables 2 and 3 were considered superior as they are located on the barrier island which in general would command a higher price in comparison to the Subject. These two comparables have therefore been adjusted downward. None of the remaining comparables warranted an adjustment for location.

Site Quality/View

The surrounding properties have full river views with direct water frontage. Comparable 2 and 4 do not have direct water frontage and the potential views of both the ocean and river would be considered inferior to the Subject. Therefore, we have made upward adjustments to these sales. Comparable 3 has direct ocean frontage and is considered the most superior comparable, therefore warranting a downward adjustment. The remaining comparable has similar frontage and views.

Size

The Subject Property contains 3,485 square feet. A majority of the surrounding parcels are near 1 acre in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.56 acres to 2.16 acres. Comparables 1 and 3 are considerably larger and have been adjusted upward to also recognize the economies of scale. None of the other comparables warranted an adjustment for size.

Zoning

The Subject Property is zoned Commercial, C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Access

All of the comparables used have good paved road access and therefore no adjustments were necessary.

Current Listings

Given the overall lack of recent sales activity we have also considered the most similar listings currently available on the market for additional analysis. We concentrated our search efforts on site very near commercial or tourism areas that are influenced by their proximity either the Indian River or the Atlantic Ocean. The chart on the following page shows some of the listings we considered.

Comparable Listings						
Sale Number	**1**	**2**	**3**	**4**	**5**	**6**
Sale Price	$895,000	$599,000	$475,000	$595,000	$1,500,000	$469,000
Size - Acres	0.89	2.05	0.41	0.34	1.80	0.66
Size - Square Foot	38,768	89,298	17,860	14,810	78,408	28,750
Price/Square Foot	$23.09	$6.71	$26.60	$40.17	$19.13	$16.31
Location	400 Seaway Drive	4805 Capstan Avenue	1500 Seaway Drive	201 South Ocean Drive	401 South Indian River Drive	507-509 South Indian River Drive
City	Ft. Pierce	Port Salerno	Ft. Pierce	Ft. Pierce	Ft. Pierce	Ft. Pierce
Zoning/Land Use	C-5	PUR	C-5	C-5	C-1	C-1
View	Partial Ocean	Interior	Indian River	Partial Ocean	Indian River	Indian River
Conditions of Sale	-10%	-10%	-10%	-10%	-10%	-10%
Adjusted Price Per SF	$20.78	$6.04	$23.94	$36.16	$17.22	$14.68

Average	$19.80
Minimum	$6.04
Maximum	$36.16
Median	$19.00

The listings had an average indication of $19.80 per square foot of land. Comparable Listings 3, 5 and 6 would probably be considered the most similar. These sites have direct water frontage along the Indian River. After making a slight adjustment for conditions of sale of -10% (acknowledges listings typically sell for less than ask prices), the three indications are at $14.68, $17.22 and $23.94 per square foot.

Since there is an overall lack of recent comparable closed sales data, these listings also helped us further establish the market conditions adjustments and the most current market trends. To conclude at a value higher than the list prices for similar land sites would not be supported.

Additional Data

We are also aware of two recent improved sales in the area. These properties were purchased as part of the St. Andrews expansion and premiums were paid for each site. Based on the land abstraction method, the price paid per square foot of land ranges from approximately $40.00 to $70.00 per square foot. Again these were highly motivated sales at above market values.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $15.43 to $19.60 per square foot, with an average indication of $17.77 per square foot and median indication of $18.02 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing slightly more weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented at $17.50 per square foot. This indicates that the land value of the Subject Property is $60,000. This is calculated as follows:

3,485 square feet X $17.50 per square foot = $60,987

Rounded, $60,000

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #7464 and SRA Designation
Florida State-Certified General Real Estate Appraiser #RZ662
Florida Registered Real Estate Broker

Professional Experience

Principal, Callaway & Price, Inc., Since 1984
Fee Appraiser, Callaway & Price, Inc., 1979 - 1984
Fee Appraiser, Brown & Orr, Inc., 1978 - 1979
Salesman, Palermo Realty, Inc., 1977 - 1978

Qualified As An Expert Witness

Brevard County, Florida
Hernando County, Florida
Palm Beach County, Florida
Martin County, Florida
St. Lucie County, Florida
Indian River County, Florida
Okeechobee County, Florida
Federal District Courts of Southern District of Florida, Maryland and Michigan

Geographic Experience

Throughout Florida	Throughout Massachusetts	Pennsylvania
Washington, D. C.	New Hampshire	Maryland
New Jersey	Rhode Island	

Teaching Experience

Appraisal Institute Approved Instructor for Course 110 - Appraisal Principles

The Valuation Process As It Applies to Commercial Properties (Customized Seminar by Callaway & Price, Inc.)

Education

Bachelor of Science Degree, Abilene Christian University
Texas Real Estate Commission Course I
Florida Real Estate Commission Course I and II
Society of Real Estate Appraisers:
- Course 101 - An Introduction to Appraising Real Property
- Course 201 - Principles of Income Property Appraising
- Seminar - R-41c and the Appraiser

Education - Continued

American Institute of Real Estate Appraisers:
- Course 2-1 - Case Studies in Real Estate Valuation
- Course 2-2 - Valuation Analysis and Report Writing
- Course 6 - Real Estate Investment Analysis
- Course 2-4 - Standards of Professional Practice
- Course 4 - Litigation Valuation

Appraisal Institute:
- Standards of Professional Practice - SPP-A
- Standards of Professional Practice - SPP-B
- Standards of Professional Practice - SPP-C
- Highest & Best Use and Market Analysis
- Small Hotel/Motel Valuation
- Analyzing Commercial Lease Clauses
- Appraisal Consulting
- Internet Appraisal Research and the Florida Appraiser
- The Professional's Guide to the URAR
- Subdivision Valuation
- Real Estate Finance, Value & Investment Performance
- Yellow Book Seminar
- Conservation Easement Valuation – Certificate Course
- National USPAP Update
- Supervisor Trainee Roles and Rules
- Florida Law for Real Estate Appraisers
- Introduction to FHA Appraising
- An Introduction to Valuing Green Buildings

Realtors Land Institute:
- Course Title - Citrus Seminar

Organizations and Affiliations

Appraisal Institute:
- National Board of Directors, Past Director
- Indian River Florida Chapter, Past President
- National Admissions Committee, East Coast Chapter, Education Chairman
- National Continuing Education & Seminars Subcommittee, Past Vice Chairman

American Institute of Real Estate Appraisers:
- Southeast Regional Grievance Panel - Ethics and Professional Standards,
- Non-Residential Demonstration Reports Subcommittee, Member

Society of Real Estate Appraisers:
- South Florida District 29, Past Vice Governor
- Chapter 211, Past Treasurer, Past Secretary
- Chapter 211, Admissions, Past Chairman
- Chapter 211, Professional Practice Committee, Past Chairman
- Florida Cattlemen's Association, Member

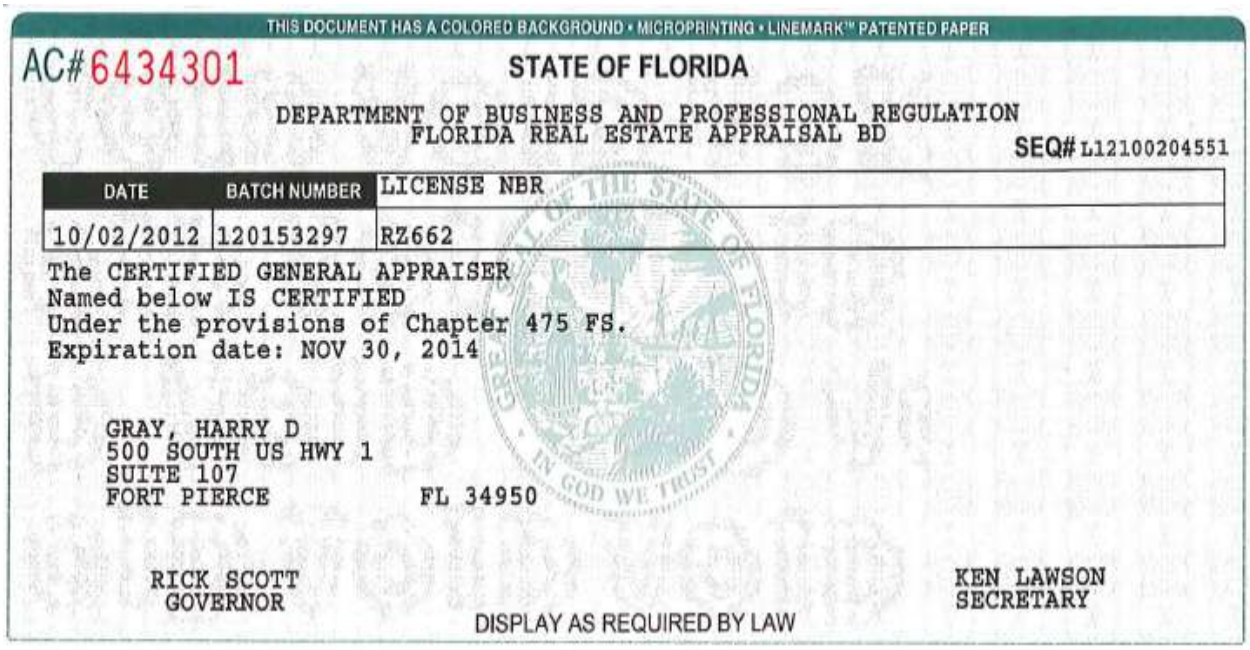
St. Lucie County Cattlemen's Association

Florida Cracker Trail Association, Past President

Organizations and Affiliations - Continued

Fort Pierce/St. Lucie County Chamber of Commerce:
- State and National Government Affairs Committee, Past Chairman
- Agribusiness Committee Member
- Port Sub-committee Member

Fort Pierce Rotary, Past Board of Director
International Braford Association, Member
Fort Pierce/Port St. Lucie Board of Realtors, Member
Pelican Yacht Club – Past Commodore
Treasure Coast Regional Planning Council – Past Member
Ducks Unlimited – Past Director, Treasure Coast Chapter



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

AC# 6434301

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100204551

DATE	BATCH NUMBER	LICENSE NBR
10/02/2012	120153297	RZ662

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

GRAY, HARRY D
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations\Licenses\Certifications

Florida State Certified General Real Estate Appraiser #RZ2609

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. - April 1999 – January 2001
Associate Appraiser, Callaway & Price, Inc. – since January 2001

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Apartment Complexes
- Cattle Ranches
- Citrus Groves
- Eminent Domain
- Mini-Storage Facilities
- Mobile Home Parks
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land

Organizations and Affiliations

Florida State University Alumni
Florida State University, Real Estate Society, Member
Sigma Alpha Epsilon Fraternity, Florida Beta Chapter
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, BRYAN ALLEN
2927 INDIAN RIVER DR
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 691363
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2609 12/01/12 128153669

CERTIFIED GENERAL APPRAISER
NEILL, BRYAN ALLEN

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12120100784

DETACH HERE

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

AC# 691363

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12120100784

DATE	BATCH NUMBER	LICENSE NBR
12/01/2012	128153669	RZ2609

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, BRYAN ALLEN
2927 N INDIAN RIVER DRIVE
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

MELODY LANE

Head of Schools
Caterina Angelone

Upper School
Assistant Principal
Joseph Noel

Lower School
Assistant Principal
Mandy Doss

Board of Trustees
Executive Board
The Rev. Fr. John Liebler
Gerda Fletcher
Charles Armstrong
Michelle Lineal

Trustees
Susan Carver
David Gates
Shawn Merschdorf
Alan McGregor
Ginny Mooney
William Stoddard
Horace Webb

Gregory O. Brewer
The Right Reverend
Bishop of Central Florida

July 22, 2014

Via E-Mail Only

City of Fort Pierce
Attention: Mr. Kori Benton, Historic Preservation Officer
100 N. U.S. 1
Fort Pierce, Florida 34954-1480

Re: St. Andrews Episcopal Academy
Abandonment of Right-of-Way
Boston Avenue Extension – East of Indian River Drive

Dear Mr. Benton:

In conjunction with the application for Abandonment of Boston Avenue Right-of-Way East of South Indian River Drive, please find enclosed electronic copies of the following:

1. A new appraisal as of July 11, 2014, of the Boston Avenue Right-of-Way Located East of Indian River Drive, that includes all the property which is the subject of the abandonment request.
2. An appraisal of The Proposed Public Access Parcel located at the Southern Terminus of Melody Lane which the applicant offers to convey to the City in exchange for the City's abandonment and vacation of the City's interest in the Boston Avenue Extension.
3. An artist's rendering of proposed improvements to the Proposed Public Access Parcel.

In exchange for the City's approval of the requested abandonment of Boston Avenue, we propose two alternatives for the City's consideration:

Option 1. The applicant would pay the City $170,000, the full value of the Right-of-Way requested to be abandoned; or

Option 2. The applicant would convey to the City the Proposed Public Access Parcel along the Indian River, as is more specifically shown on the survey included at page 22 of the enclosed appraisal for this Parcel (the "Parcel"). In addition to conveyance of the Parcel, the applicant would agree to improve the Parcel substantially as shown on the enclosed artist's rendering, concurrent with the development of the applicant's property, and upon receipt of any necessary approvals and permits from the City. These improvements include paving, benches, decorative light posts (power to be supplied by City), landscaping and a central elevated base where the City could place a sculpture or other art feature if the City desires. The combined value of the Parcel ($60,000) and the

cost of the design and installation of the improvements and the artist's rendering (estimated at approximately $100,000) are estimated to be very near the value of the land that is requested to be vacated.

Under either option, maintenance of the seawall would be the responsibility of the property owner on whose property the seawall is located.

While the applicant is willing to go with either Option, we believe that Option 2 offers potential benefits to the City for future use that exceed its monetary value. It provides a public access point adjacent to property already in the public domain (Melody Lane and the existing County parking lot) and is located near the City's proposed fishing pier. The Proposed Public Access will also connect with the pedestrian sidewalk along the south side of Melody Lane as shown on the proposed concept plan for St. Andrews Episcopal Academy, thereby providing safer access from South Indian River Drive to the City's fishing pier. It also enhances the opportunity for future public/private collaboration to bring events to the school's adjacent athletic field.

We thank the City for its consideration of our application and the options outlined above.

Very truly yours,

St. Andrew's Episcopal Academy, Inc.

Caterina Angelone, Head of School

Concurrence:

St. Andrew's Episcopal Church

John S. Liebler, Rector

Enclosures

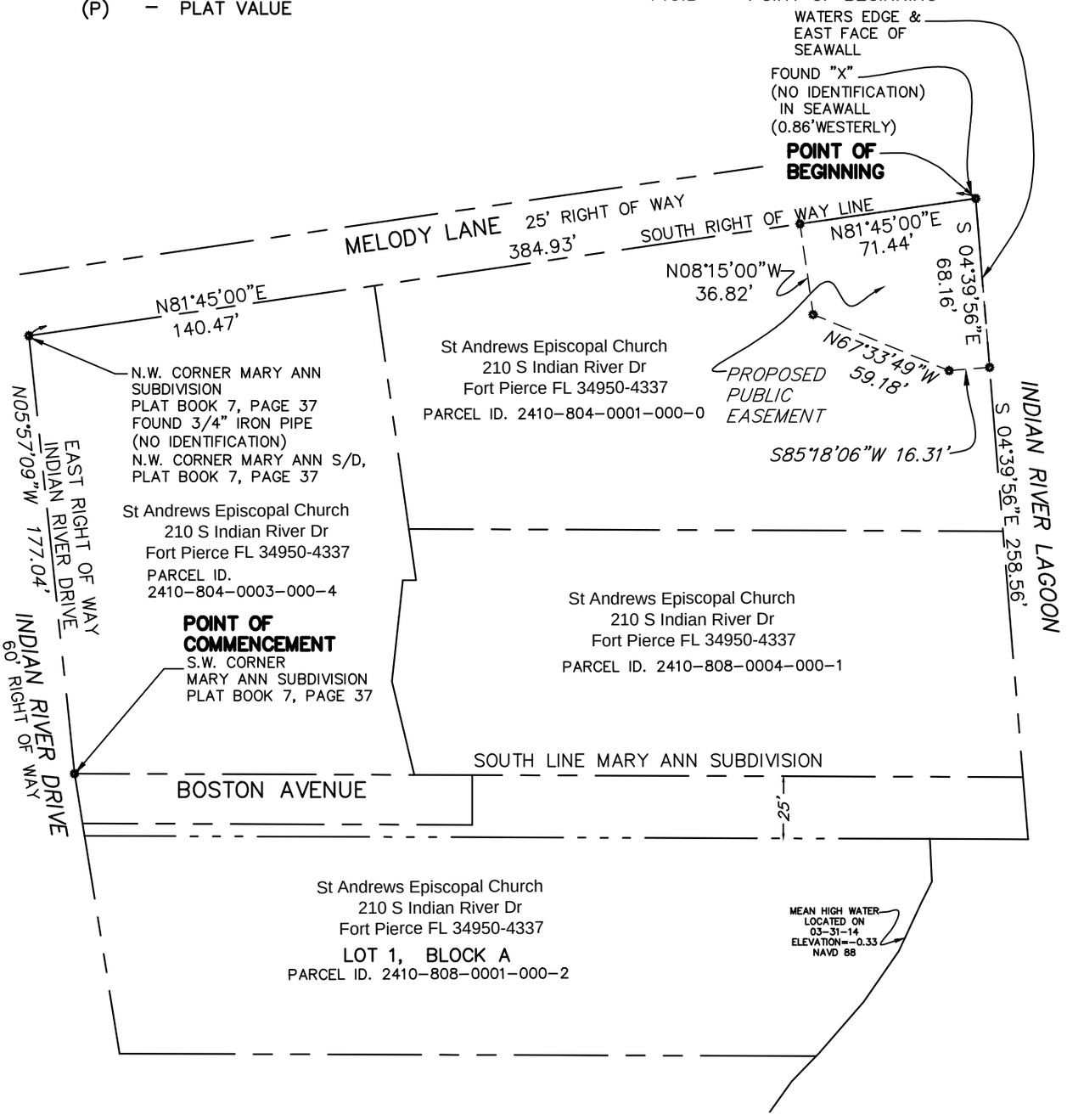
cc: The Reverend Father John Liebler

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

EXHIBIT "A"

Legend & Abbreviations: (symbols not scaleable for size)

PLS	– PROFESSIONAL LAND SURVEYOR	CR	– COUNTY ROAD
PSM	– PROFESSIONAL SURVEYOR & MAPPER	R/W	– RIGHT OF WAY
LB	– LAND SURVEYING BUSINESS	O.R.B.	– OFFICIAL RECORD BOOK
℄	– CENTERLINE	P.O.C.	– POINT OF COMMENCEMENT
(M)	– MEASURED VALUE	P.O.B	– POINT OF BEGINNING
(P)	– PLAT VALUE		



SKETCH OF DESCRIPTION

North

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1 inch = 60 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: ST. ANDREWS ACADEMY

PROJ. NO. 14-015-EA DATE: 07-10-14
DWN. BY: C.H.B.
CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project # 14-015-EA)

* TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

A PUBLIC EASEMENT LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA, RUN NORTH 05°57'09"WEST (BASIS OF BEARINGS) ALONG THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 177.04 FEET TO A FOUND 3/4" IRON PIPE AND THE NORTHWEST CORNER OF SAID MARY ANN SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF MELODY LANE, A 25 FOOT RIGHT OF WAY; THENCE RUN NORTH 81°45'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.93 FEET TO THE WATERS EDGE OF THE INDIAN RIVER LAGOON AND THE EAST FACE OF A 1.00 FOOT WIDE SEAWALL; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 04°39'56"EAST ALONG SAID WATERS EDGE AND EAST FACE OF SEAWALL, A DISTANCE OF 68.16 FEET ; THENCE LEAVING SAID WATERS EDGE AND EAST FACE OF SEAWALL, RUN SOUTH 85°18'06"WEST, A DISTANCE OF 16.31 FEET; THENCE RUN NORTH 67°33'49"WEST, A DISTANCE OF 59.18 FEET; THENCE RUN NORTH 08°15'00"WEST, A DISTANCE OF 36.82 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF MELODY LANE; THENCE RUN NORTH 81°45'00"EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 71.44 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 0.08 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: ST.ANDREWS ACADEMY

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD, P.S.M. #5755

Example of Abandonment Ordinance with Reversion Clause and Developer's Agreement

This instrument prepared by and return to:
City Attorney's Office
City of Vero Beach
Courthouse Box #40
P.O. Box 1389
Vero Beach, FL 32961-1389

ORDINANCE NO. 2012-____
(Application No. 2012-A/ROW-153)

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, ABANDONING THAT PORTION OF THE NORTH ONE-HALF OF GAYFEATHER LANE LYING EAST OF THE WEST 45 FEET OF LOT 15, BLOCK 2, WALTER KITCHING'S SUBDIVISION; PROVIDING FOR REVERSION UNDER CERTAIN CIRCUMSTANCES; RETAINING AN EASEMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Vero Beach is authorized, pursuant to section 2-373 of the Code of the City of Vero Beach, to abandon city-held interests in real property by the City Council adopting an ordinance declaring such interests abandoned; and

WHEREAS, abandonment has been requested as to interests the City has or may have in that certain public right-of-way identified as that portion of the north one-half of Gayfeather Lane lying east of the west 45 feet of lot 15, Block 2, Walter Kitching's Subdivision, said right of way being as more fully described and depicted in Exhibit A attached hereto and incorporated herein ("Gayfeather Abandoned Property"); and

WHEREAS, the Public Works Department of the City has determined that said right-of-way is no longer needed by the City or other interested parties for vehicular right-of-way use in consideration of improvements proposed to be constructed by the adjacent property owner, SJHW, LLC; however, an easement for public access, drainage, utility and other municipal purposes should be retained in the public interest; and,

WHEREAS, in consideration of improvements proposed to be constructed, SJHW, LLC, ("SJHW") has agreed to enter into a Memorandum of Understanding (MOU) with the City of

Vero Beach to perform certain obligations thereunder as outlined in said MOU, attached hereto and incorporated herein as Exhibit B.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VERO BEACH, FLORIDA, THAT:

Section 1 – Adoption of "WHEREAS" clauses.

The foregoing "WHEREAS" clauses are hereby adopted and incorporated herein.

Section 2 – Abandonment of Right-of-Way.

Except as provided in Sections 3 and 4 below, the City of Vero Beach does hereby declare abandoned its right, title, and interest in the Gayfeather Abandoned Property.

Section 3 – Reverter.

The Gayfeather Abandoned Property shall automatically revert to the City and the abandonment shall be null and void upon repeal of this ordinance if any of the following conditions are not met by SJHW:

(1) An application for a building permit for at least one of the principal residential buildings shall be made within six months of the approval date of the Site Plan #SP-12-000003 ("Site Plan") as submitted to the City; or

(2) The Certificates of Occupancy for all five principal residential buildings shall be obtained no later than two years from the approval date of the Site Plan.

Section 4 – Easement and Littoral Rights Retained.

The City of Vero Beach hereby retains an easement for public access, drainage, utility and other municipal purposes over the Gayfeather Abandoned Property and also retains littoral rights for that land lying east of said Gayfeather Abandoned Property.

Section 5 – Conflict and Severability.

In the event any portion of this Ordinance conflicts with any provision of the Code or any other ordinance or resolution of the City of Vero Beach on the subject matter of this Ordinance, the provisions of this Ordinance shall apply and supersede. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Ordinance, which shall be deemed separate, distinct, and independent provisions enforceable to the fullest extent possible.

Section 6 – Effective Date.

This Ordinance shall become effective upon final adoption.

Section 7 – Codification.

The provisions of this Ordinance, being of limited scope and affect, shall not be codified in the Code of the City of Vero Beach.

****

This Ordinance was read for the first time on the ____ day of _____, 2012, and was advertised on the ____ day of _____, 2012, as being scheduled for a public hearing to be held on the _____ day of _____, 2012, at the conclusion of which hearing it was moved for adoption by Councilmember _____, seconded by Councilmember _____, and adopted by the following vote:

Mayor Pilar E. Turner _____
Vice Mayor A. Craig Fletcher _____
Councilmember Jay Kramer _____
Councilmember Tracy M. Carroll _____
Councilmember Richard Winger _____

ATTEST:

CITY OF VERO BEACH, FLORIDA

_____

Tammy K. Vock
City Clerk

By:_____
Pilar E. Turner
Mayor

[SEAL]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this ____ day of _____ 2012 on behalf of the City of Vero Beach, Florida by Pilar E. Turner, as Mayor, and attested by Tammy K. Vock, as City Clerk, of the City of Vero Beach, Florida. Both are personally known to me.

_____

NOTARY PUBLIC
Commission No.:
My Commission Expires:

Approved as to form and legal sufficiency:

_____

Wayne R. Coment
City Attorney

Approved as conforming to municipal policy:

_____

James R. O'Connor
City Manager

Approved as to technical requirements:

_____

Monte K. Falls
Public Works Director

EXHIBIT "A"
PROPERTY DESCRIPTION
ABANDONMENT OF RIGHT-OF-WAY #2012-A/ROW-0153
WALTER KITCHING'S SUBDIVISION

Situated in the State of Florida, County of Indian River, City of Vero Beach, and being a part of Walter Kitching's Subdivision, as recorded in Plat Book 4, Page 5 of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County and being more particularly bounded and described as follows:

Commence at the southwest corner of Lot 15, Block 2, of said Walter Kitching's Subdivision;

Thence North 89°49'16" east along the North right-of-way of Gayfeather Lane 50' right-of-way for a distance of 45.00 feet to the Point of Beginning;

Thence continue North 89°45'00" East along said North right-of-way line for a distance of 226.70 feet to the East line of said Walter Kitching's Subdivision;

Thence South 11°44'49" East along said East line for a distance of 25.52 feet to a point on the centerline of said Gayfeather Lane;

Thence South 89°49'16" West along said centerline for a distance of 231.37 feet;

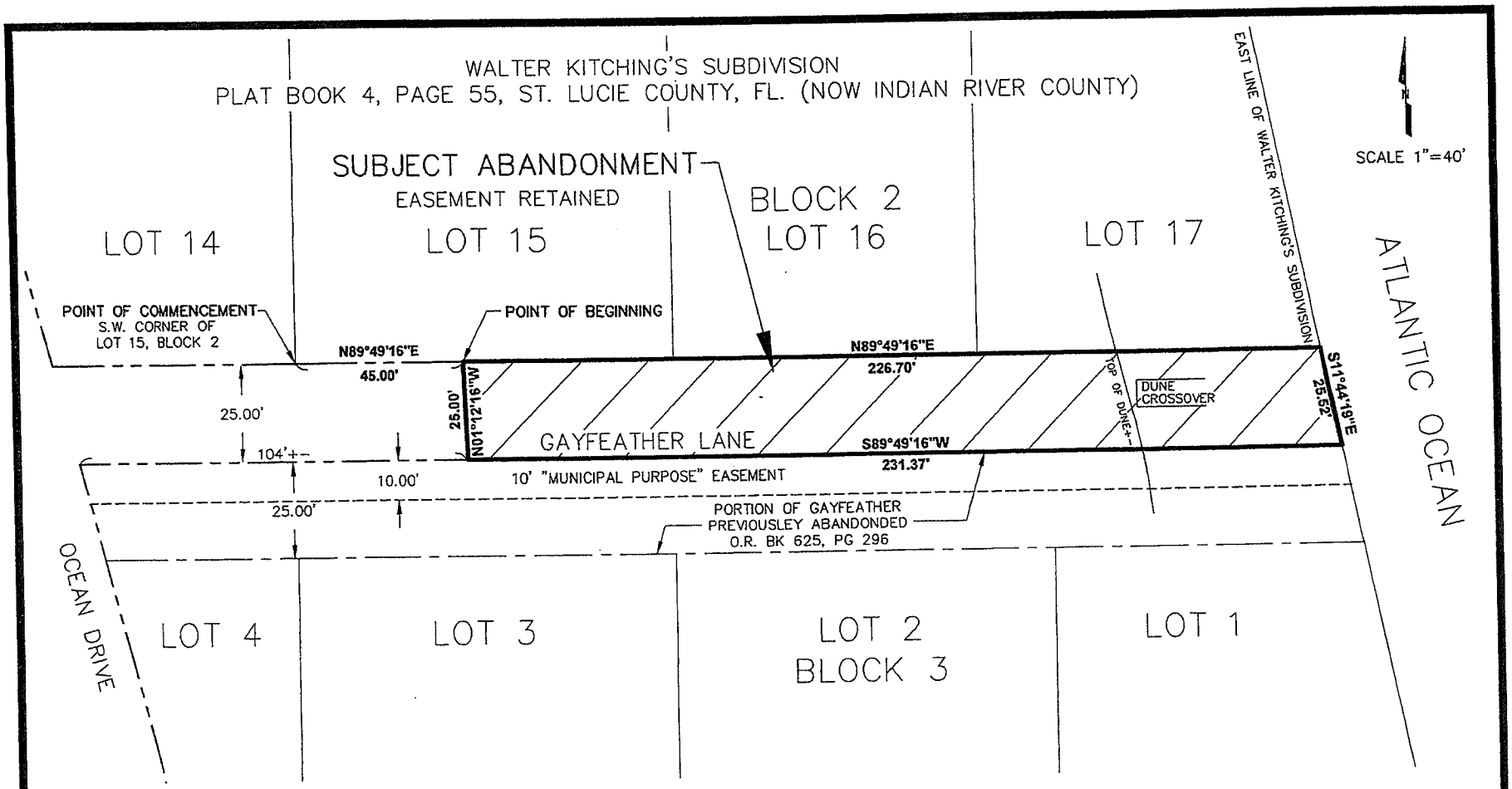
Thence North 01°12'16" East for a distance of 25.00 feet to the Point of Beginning;

Containing 5,730 square feet more or less.

NOTE: The City of Vero Beach shall retain an easement for municipal purposes over the abandoned portion of Gayfeather Lane and also retain littoral rights for that land lying East of said abandonment.

David R. Gay, PSM #5973

S:\Property Descriptions\2012\2012-AROW-153_1015-1035 Gayfeather Ln_Aug 22 2012.doc



SURVEY INFORMATION SHOWN IS BASED ON A
BOUNDARY SURVEY BY MERIDIAN LAND SURVEYORS
JOB #99-036-15, DATED 6/27/12

THIS SKETCH IS NOT A SURVEY

DAVID GAY, PSM #5973 STATE OF FLORIDA DATE

DAVID R. GAY CERTIFICATE 5973 STATE OF FLORIDA Professional Surveyor & Mapper

SHEET 2 OF 2

CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION	EXHIBIT "A"	REV. NO. / AUTHRZD.BY
DEPARTMENT OF PUBLIC WORKS	ABANDONMENT OF RIGHT OF WAY	CITY PROJECT NO. 2012-A/ROW-0153	DRWN.BY / DATE
SURVEY DIVISION	BLOCKS 2 AND 3, WALTER KITCHING'S S/D	DATE 07/2012 / DRWN BY BMM / CHKD BY DG	DESCRIPTION

Exhibit B to Ordinance No. 2012-_____

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF VERO BEACH, FLORIDA AND SJHW, LLC

This Memorandum of Understanding (hereinafter "MOU") is executed on this _____day of _____, 2012, by and between the City of Vero Beach, Florida, a Florida municipal corporation, whose mailing address is P. O. Box 1389, Vero Beach, FL 32961-1389 (hereinafter "City") and SJHW, LLC, whose mailing address is 1920 South Highway A1A, Vero Beach, FL 32963 (hereinafter "SJHW").

WITNESSETH

WHEREAS, SJHW as the owner of the real property more particularly described in Exhibit A attached hereto and incorporated herein (hereinafter "Property"), has requested that City abandon a portion of the north one-half of Gayfeather Lane more particularly described in Exhibit B attached hereto and incorporated herein (hereinafter "Gayfeather Abandoned Property"), and City is agreeable to such abandonment under the conditions herein contained; and

WHEREAS, SJHW, in connection with its development of the Property, has agreed that it and its successors and assigns (including an association promulgated for the operation of the Property) shall be obligated to improve and maintain that portion of the north side of Gayfeather Lane as shown on Exhibit B and further depicted on site plan #SP12-000003 (hereinafter "Site Plan") as submitted to City for the Property; and

WHEREAS, SJHW has agreed to certain conditions pertaining to the construction of improvements within the Gayfeather Abandoned Property and on the adjacent property on which they are now seeking site plan approval; and

WHEREAS, City desires assurances of performance of SJHW's obligations under the Site Plan and to complete the improvements to the Gayfeather Abandoned Property in consideration of the City's abandonment of such ROW.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The foregoing "Whereas" clauses are hereby adopted and incorporated herein.

2. SJHW shall improve and maintain that portion of the Gayfeather Abandoned Property more particularly described in Exhibits C and D (hereinafter "Landscape Plans"). Such improvements shall include:

(a) Reconstruction of the asphalt pavement by removing the asphalt and replacing it with a 15 foot wide brick paver walkway.

(b) Installation of landscaping substantially in accordance with the Landscape Plans while coordinating with the City to incorporate the existing sea grape trees located on the south side of the proposed walkway.

(c) Construction of bike racks at the east end of the improved walkway.

3. All improvements required under the terms of this MOU shall be completed and approved by the City Engineer, or designee, prior to issuance of a Certificate of Occupancy for any of the five principal dwelling units depicted on the Site Plan.

4. As a condition of City approval for the Site Plan, SJHW shall maintain a minimum 11 foot setback to the nearest principal building from the current north line of the Gayfeather Abandoned Property, a minimum 2 foot setback to all fences and walls, and a minimum 5 foot setback for all other accessory structures. However, landscaping and pedestrian access may be constructed without setback restrictions.

5. City shall retain an easement over the Gayfeather Abandoned Property for public access, drainage, utility, and other municipal purposes, such easement being more particularly described in Exhibit B.

6. The Gayfeather Abandoned Property shall automatically revert to City and its abandonment shall be null and void if any of the following conditions are not met by SJHW:

(a) An application for a building permit for at least one of the five principal residential buildings shall be made within six months of the approval date of the Site Plan; or

(b) The Certificates of Occupancy for all five principal residential buildings shall be obtained no later than two years from the approval date of the Site Plan.

7. Any notices given under this MOU shall be in writing and delivered to the following addresses:

If to City:
City of Vero Beach
1053 20th Place
Post Office Box 1389
Vero Beach, Florida 32961-1389
Attention: City Manager

If to SJHW:
SJHW, LLC
1920 South Highway A1A
Vero Beach, FL 32963

8. Miscellaneous provisions.

(a) This MOU shall be governed by and construed in accordance with the laws of the State of Florida. Venue for resolution of any dispute arising hereunder shall be in Indian River County, Florida.

(b) This MOU and all attachments set forth all the promises, agreements, conditions, and understandings, either oral or written, between them. No subsequent alteration, amendment, change, or addition to this MOU or its attachments will be binding on SJHW or City unless in writing and signed by them and made a part of this MOU by direct reference.

(c) In the event there arises between the parties any dispute or litigation over the terms and conditions of this MOU, each party shall be responsible for its own attorneys' fees and costs.

(d) The terms of this MOU shall be binding on the respective successors, representatives, agents, and assigns of the parties.

(e) SJHW shall not assign or transfer any part of this MOU without prior written consent of City, which shall be in City's sole discretion.

(f) This MOU may be executed in one or more counterparts, each of which shall be deemed an original and all which together shall constitute one and the same instrument.

(g) Both parties have had their legal counsel review, or have had the opportunity for legal counsel to review, this MOU.

9. Effective date.

This MOU shall be effective upon final adoption of Ordinance No. 2012-____ by the City Council of the City of Vero Beach.

SJHW, LLC (a Florida limited liability company)

WITNESS:

Sign: _____
Print: _____

Sign: _____
Print: _____

Sign: _____
Print: Harvey J.Wilson
Title: Managing Member

[SEAL]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this ___ day of _____, 2012, by Harvey J. Wilson, as Managing Member of SJHW, LLC, a Florida limited liability company. He is personally known to me or [__] produced _____ as identification.

NOTARY PUBLIC

Sign: _____
Print: _____
State of Florida at Large
My Commission Number: _____
My Commission Expires: _____

WITNESS:

Sign: _____
Print: _____

Sign: _____
Print: _____

Sign: _____
Print: Simon L.K. Jenkins
Title: Managing Member

[SEAL]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this ___ day of _____, 2012, by Simon L.K. Jenkins, as Managing Member of SJHW, LLC, a Florida limited liability company. He is personally known to me or [__] produced _____ as identification.

NOTARY PUBLIC

Sign: _____
Print: _____
State of Florida at Large
My Commission Number: _____
My Commission Expires: _____

(The remainder of this page is left blank intentionally.)

CITY OF VERO BEACH, FLORIDA

ATTEST:

_____
Tammy K. Vock
City Clerk

VERO BEACH CITY COUNCIL

By: _____
Pilar E. Turner
Mayor

Date: _____

[SEAL]

Approved as to form and legal sufficiency:

_____
Wayne R. Coment
City Attorney

Approved as conforming to municipal policy:

_____
James R. O'Connor
City Manager

Approved as to technical requirements:

_____
Monte K. Falls
Public Works Director

Approved as to technical requirements:

_____
Timothy J. McGarry, AICP
Planning and development Director

2185221 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN RIVER CO FL, BK: 2547 PG: 1490, 01/09/2012 02:12 PM DOC STAMPS D $10850.00

EXHIBIT "A"

Prepared by recording return to:

Steve B. Greenhut, Esq.
Stoneburner Berry Glocker Purcell & Greenhut, P.A.
841 Prudential Drive, Suite 1400
Jacksonville, Florida 32207

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of the day and year dated herein below, and is made effective as of the 6th day of December, 2011, between **SPECIAL SERVICES ASSET MANAGEMENT COMPANY,** an Illinois company, (the "Grantor"), whose address for purposes hereof is 100 South Charles Street, 3rd Floor, Baltimore, Maryland 21201, and **SJHW, LLC, a Florida limited liability company**, (the "Grantee"), whose address for purposes hereof is 183 Springline Drive, Vero Beach, Florida 32963.

COPY

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the property located in Indian River County, Florida described on **Exhibit "X"** attached hereto (collectively, the "Real Property").

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

SUBJECT TO easements, covenants, instruments, restrictions and limitations of record, none of which shall be deemed to be re-imposed by this instrument; existing zoning ordinances and other restrictions as may be imposed by applicable governmental authority; matters which would be shown on a current survey; and taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable; and

COPY

SUBJECT TO the matters described above, and those matters shown on **Exhibit "Y"** attached hereto (Permitted Exceptions), if any, Grantor specially warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year set forth herein below, to be effective for conveyance under the terms hereof as of December 6, 2011.

SPECIAL SERVICES ASSET MANAGEMENT COMPANY, an ~~Illinois~~ company

Nancy Meletsky
Printed Name: Nancy Meletsky

By: Brian Heide
Brian Heide, Vice President

Karen M. Koch
Printed Name: KAREN M. KOCH

STATE OF ~~MARYLAND~~

CITY OF BALTIMORE

The foregoing instrument was acknowledged before me this 5 day of December, 2011 by Brian Heide, the Vice President of **SPECIAL SERVICES ASSET MANAGEMENT COMPANY**, an Illinois company, on behalf of the company. He is (✓) personally known to me or ( ) has produced a State of Maryland Driver's License as identification.

Suzan Peele
(Print Name Suzan Peele)
NOTARY PUBLIC, State of ~~Florida~~ at Large Maryland
Commission #_____
My Commission Expires: 11-23-14
Personally Known ✓
~~or Produced I.D~~ _____
[check one of the above]
Type of Identification Produced _____

SUZAN PEELE
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 23, 2014

COPY COPY COPY

EXHIBIT "X" TO DEED

COPY

PARCEL 1

Lot 15 in Block 2 of WALTER KITCHING'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, Page 5, of the public records of Indian River County, Florida;

PARCEL 2

Lots 16 and 17 in Block 2 of WALTER KITCHING'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, Page 5, of the public records of Indian River County, Florida; said lands situate, lying and being in Indian River County, Florida,

and

Land lying between Lot 17 in Block 2 of WALTER KITCHING'S SUBDIVISION aforesaid, and the Atlantic Ocean, bounded on the North by the extension and prolongation of the North boundary line of said Lot 17, East to the ordinary highwater line of the Atlantic Ocean, and bounded on the South by the extension and prolongation of the South boundary line of Lot 17, East to the ordinary highwater mark of the Atlantic Ocean.

COPY

COPY

EXHIBIT "Y" TO DEED

PERMITTED EXCEPTIONS

COPY

1. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.

2. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.

3. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

4. The rights, if any, of the public to use as a public beach or recreational area, any part of the land lying between the body of water abutting said land described in Schedule A and the natural line of vegetation, bluff, extreme high water line or other apparent boundary separating the publicly used area from the upland private area, and any right of access thereto.

COPY

5. Any claim to any portion of the Property which lies below the ordinary high water line of Atlantic Ocean and other adjacent waters, if any.

6. Any claim to any portion of the Property which is (a) submerged land or is (b) artificially filled in land, artificially exposed land, or any land accreted thereto, in what was formerly navigable waters.

7. Any claim by the United States government arising by reason of its control over navigable waters in the interest of navigation and commerce.

8 Coastal Construction set back line as established by Section 161.052 and Section 161.053, Florida Statutes.

9. Easements and other matters shown on plat recorded in Plat Book 4, Page 5, of the public records of St. Lucie County, Florida, now part of Indian River County, Florida.

COPY

10. Reservations unto the Trustees of the Internal Improvement Fund of the State of Florida, as contained in deed recorded in Deed Book 35, Page 120, of the public records of Indian River County, Florida.

11. Any outstanding assessments in favor of City of Vero Beach.

EXHIBIT "B"
PROPERTY DESCRIPTION
ABANDONMENT OF RIGHT-OF-WAY #2012-A/ROW-0153
MEMORANDUM OF UNDERSTANDING
WALTER KITCHING'S SUBDIVISION

Situated in the State of Florida, County of Indian River, City of Vero Beach, and being a part of Walter Kitching's Subdivision, as recorded in Plat Book 4, Page 5 of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County and being more particularly bounded and described as follows:

Commence at the southwest corner of Lot 15, Block 2, of said Walter Kitching's Subdivision;

Thence North 89°49'16" east along the North right-of-way of Gayfeather Lane 50' right-of-way for a distance of 45.00 feet to the Point of Beginning;

Thence continue North 89°45'00" East along said North right-of-way line for a distance of 226.70 feet to the East line of said Walter Kitching's Subdivision;

Thence South 11°44'49" East along said East line for a distance of 25.52 feet to a point on the centerline of said Gayfeather Lane;

Thence South 89°49'16" West along said centerline for a distance of 231.37 feet;

Thence North 01°12'16" East for a distance of 25.00 feet to the Point of Beginning;

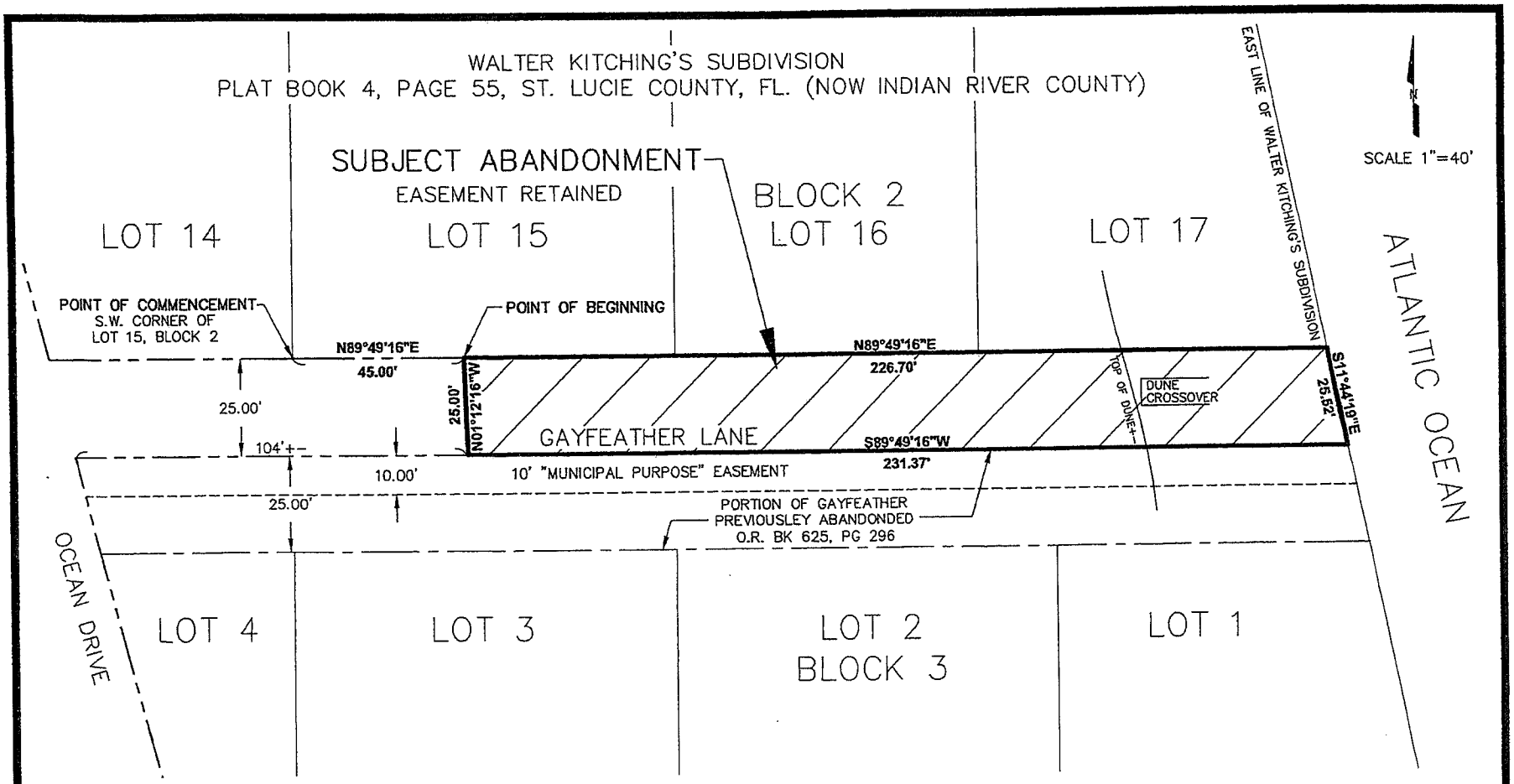
Containing 5,730 square feet more or less.

NOTE: The City of Vero Beach shall retain an easement for municipal purposes over the abandoned portion of Gayfeather Lane and also retain littoral rights for that land lying East of said abandonment.

David R. Gay, PSM #5973

DAVID R. GAY CERTIFICATE NO. 5973 STATE OF FLORIDA Professional Surveyor & Mapper

S:\Property Descriptions\2012\2012-AROW-153_1015-1035 Gayfeather Ln_MOU_Aug 22 2012.doc



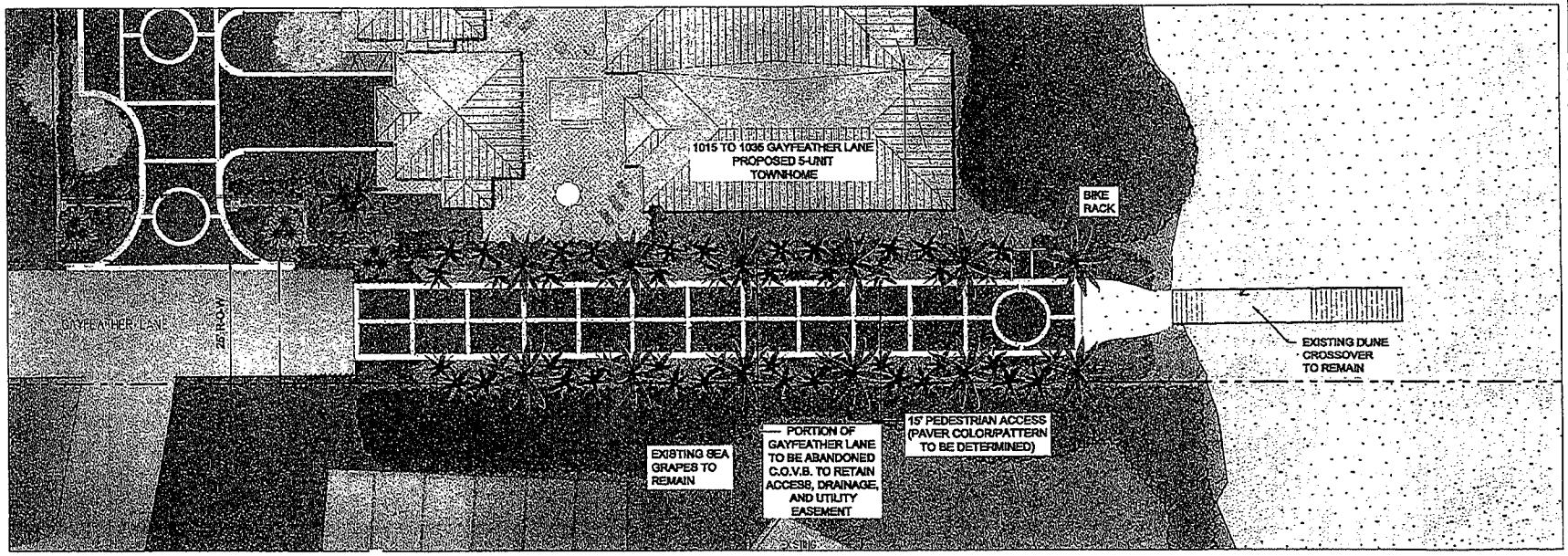
SURVEY INFORMATION SHOWN IS BASED ON A
BOUNDARY SURVEY BY MERIDIAN LAND SURVEYORS
JOB #99-036-15, DATED 6/27/12

THIS SKETCH IS NOT A SURVEY

DAVID GAY, PSM #4973 DATE

SHEET 2 OF 2 SHEETS

CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION ABANDONMENT OF RIGHT OF WAY BLOCKS 2 AND 3, WALTER KITCHING'S S/D MEMORANDUM OF UNDERSTANDING	EXHIBIT "B"	REV. / AUTHRZD.BY
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. 2012-A/ROW-0153	DRWN.BY / DATE
SURVEY DIVISION		DATE 08/2012 / DRWN BY BMM / CHKD BY DG	DESCRIPTION



CONCEPTUAL LANDSCAPE PLAN - GAYFEATHER LANE

EXHIBIT 'C'
LANDSCAPE PLAN
COLOR GRAPHIC

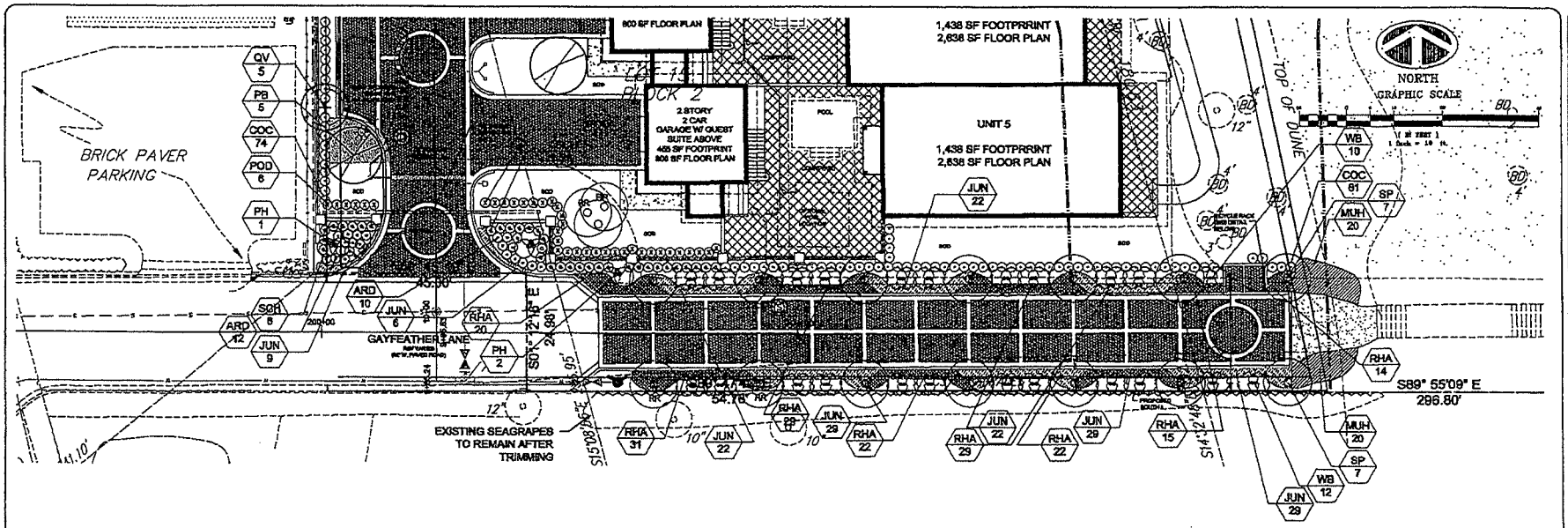
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO. 6000888
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL: 772/770-0808 FAX: 772/770-0809 WEB: WWW.SCHULKEBITTLE.COM

EAST END
MULTIFAMILY DEVELOPMENT
1015-1035 GAYFEATHER LANE
VERO BEACH, FLORIDA 32963

R.O.W. ABANDONMENT
EXHIBIT

SHEET
EXHIBIT

PROJECT NO.
12-072



LANDSCAPE MATERIAL SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE	DROUGHT TOLERANCE	SALT TOLERANCE	COMMENTS
TREES:										
PB	5	Persea borbonia	RED BAY	3" DBH	12'	6' SPREAD, 4' C.T.	YES	HIGH*	HIGH*	
QV	6	Quercus virginiana	LIVE OAK	3" DBH	12'	6' SPREAD, 4' C.T.	YES	HIGH*	HIGH*	PROVIDE ROOT BARRIER, SEE DETAIL C-601
SM	3	Swietenia mahagoni	WEST INDIAN MAHOGANY	2" DBH	10'	6' SPREAD, 3' C.T.	YES	HIGH*	HIGH*	
PALMS:										
PH	3	Phoenix roebelinii	PYGMY DATE PALM	-	4'-6'	TRIPLE	NO	HIGH*	MEDIUM*	
SP	29 **	Sabal palmetto	CABBAGE PALM	-	18'-24'	10' CLR/ HURRICANE CUT	YES	HIGH*	HIGH*	STAGGER HEIGHTS IN GROUPS OF 3 OR MORE
WB	22	Wodyetia bifurcata	FOXTAIL PALM	-	8'-10'	6' GREY WOOD/ DOUBLE	NO	MEDIUM*	MEDIUM*	
SHRUBS:										
ARD	22	Ardisia escallonioides	MARLBERRY	5 GAL.	-	24"-36"x24"-36", FULL	YES	HIGH*	HIGH*	
COC	186	Coccoloba uvifera	SEAGRAPE	5 GAL.	-	24"-36"x24"-36", FULL	YES	HIGH*	HIGH*	
POD	37	Podocarpus macrophyllus	PODOCARPUS	7 GAL.	-	48"x48", FULL	NO	HIGH*	MEDIUM*	
SCH	34	Schefflera arboricola 'Trinette'	SCHEFFELERA	5 GAL.	-	24"-36"x24"-36", FULL	NO	HIGH*	MEDIUM*	
GROUNDCOVER										
JUN	195	Juniperus conferta 'Compacta'	DWARF SHORE JUNIPER	-	-	10"-12"x10"-12", 24" O.C.	NO	HIGH*	HIGH*	
MUH	40	Muhlenbergia capillaris	MUHLY GRASS	-	-	24"-36"x24"-36", FULL	YES	HIGH*	HIGH*	
RHA	182	Raphiolepis indica 'Alba'	DWARF INDIAN HAWTHORN	-	-	10"-12"x10"-12", 24" O.C.	NO	HIGH*	MEDIUM*	
MULCH	TBD	'FLORIMULCH'	-	-	-	SHREDDED, GRADE B	-	-		
SOD	TBD	BAHIA GRASS	-	-	-	100% INSECT/DISEASE FREE	-	-		

NOTES:
* DROUGHT/ SALT TOLERANCE BASED UPON INFORMATION PROVIDED BY SJRWMD/FLORIDA-FRIENDLY LANDSCAPING.
** 13 SABAL PALMETTO (CABBAGE PALMS) TO BE EXISTING RELOCATED, DESIGNATED ON PLAN WITH AN "RR" NEXT TO PALM SYMBOL.

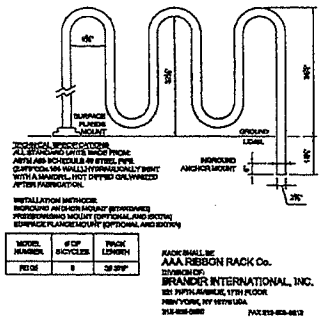


EXHIBIT 'D'
LANDSCAPE PLAN
EXHIBIT

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING / LAND PLANNING / ENVIRONMENTAL PERMITTING
1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL (772) 770-9622 FAX (772) 770-9486 EMAIL info@sbsengineers.com

R.O.W. ABANDONMENT
LANDSCAPE EXHIBIT

EAST END
MULTIFAMILY DEVELOPMENT
1015-1035 GAYFEATHER LANE
VERO BEACH, FLORIDA 32963

EXHIBIT
PROJECT NO. 12-002

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 08/04/2014

Re: New FPUA Utility Bill Format Presentation

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

SUBJECT:

Presentation on the FPUA's new utility invoice design by Bill Abramowicz, Customer Service Manager.

SUMMARY:

At the request of Commissioner Sessions, a presentation on the FPUA's new utility invoice design will be given by Bill Abramowicz.

FPUA staff gave a similar presentation to the FPUA Board a few months ago.

RECOMMENDATION:

Presentation scheduled at the request of Commissioner Sessions.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Nick Mimms, Deputy City Manager

COORDINATED WITH:

Bill Thiess, Director of Utilities

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Memo from FPUA re: New Utility Invoice Design

New FPUA Utility Bill Format Presentation

---

500 Boston Avenue (34950)
PO Box 3191 (34948)

Phone: 772.466.1600, Ext. 3289
Fax: 772.468.2412

Director of Shared Services
"Committed to Quality"

M E M O R A N D U M

TO: Fort Pierce City Commission

FROM: Evelyn I Walker
FPUA Director of Shared Services

THROUGH: William G. Thiess, P.E.
FPUA Director of Utilities

DATE: July 24, 2014

SUBJECT: New Utility Invoice Design

At the request of Commissioner Reggie Sessions, FPUA Customer Service Manager Bill Abramowicz will present the new utility invoice design to the City Commission at their regular scheduled meeting Monday, August 4, 2014. FPUA has been designing a new utility invoice with our utility billing software vendor, Cogsdale and this new design offers more information to our customers. FPUA Staff promoted the new design in May and began utilizing the new invoice in June. The new utility invoice design will be presented and advantages of the new layout to benefit our customers will be demonstrated.

If you have any questions or are in need of additional information, please feel free to contact me.

cc: City Manager
City Clerk

New FPUA Utility Bill Format

Why FPUA changed the bill format

The primary reason we changed the bill format was so that customers could see in detail, and in total, what they are being billed for each utility service.

What FPUA Changed

- Added twelve (12)-month consumption histories for metered services
- Layout reflects usage (Consumption) and charges (Rates), separately shown for each metered service
- Rates at which you are billing are now included (Rate x Consumption)
- Rate for Power Cost Adjustment (PCA) for electric fuel charges are now included (PCA x Consumption)
- Rate for Purchased Gas Adjustment (PGA) for natural gas fuel charges are now included (PGA x Consumption)
- Taxes and surcharges are broken down for each service rather than grouped together

Customer Notifications

- First, we held a focus group with some residential and commercial customers to determine what should be on our bill
- Additional focus group with Key Account customers making sure utility bill insert explanations were sufficient
- Utility bill insert with explanations one month prior to new bill release, so customers could compare old bill to new bill design

Customer Notifications

- Utility bill insert with explanations the month of the new bill deployment
- New bill examples, posters, and flyers in lobby and on customer assistance desks/cashier stations
- New bill examples at Off-Site Payment Centers
- Special insert/letter to large multi-unit customers
- Sent approximately 9,000 emails to customers

Customer Notifications

- Informed all FPUA Departments, via email to all employees, and onsite presentation to Exempt Staff
- Trained FPUA Customer Service Representatives on why we changed the bill, and explained in detail the new features
- Made extra staff available for Call Center inquiries

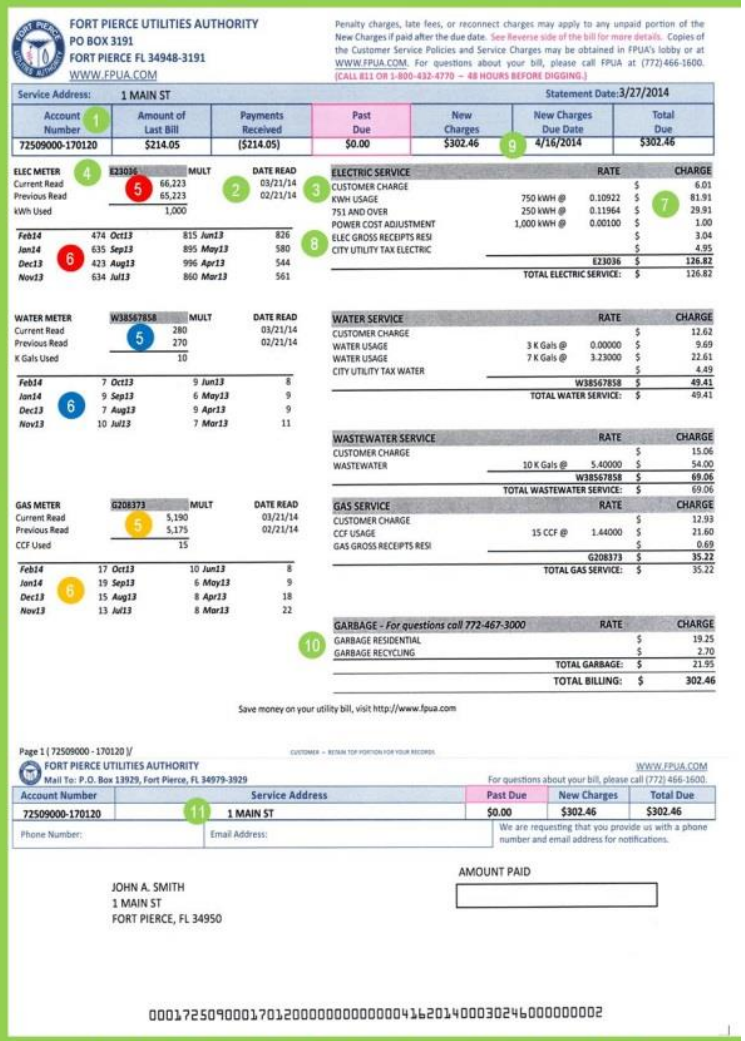
Understanding your new FPUA bill

The number of utility services you receive is based upon where you live and services available. If you live inside the city limits of Fort Pierce, your bill could have five services: electricity, water, wastewater, natural gas, and garbage.

1. Your account number.
2. Dates of service covered by the bill.
3. Customer charge includes cost for all the administrative functions.
4. Your unique meter number. If your number starts with "E" it's for electric, "G" Natural Gas, "W" Water.
5. Your meter's current read and previous bill read.
6. Amount of kilowatt hours (Electric), units of natural gas or units of water consumed during the past 12 months.*
7. How much those units cost. Rates include delivery cost of poles, lines, transformers, pipes and other equipment associated with delivering electricity, natural gas and water to you.
8. City, County and State taxes and surcharges.
9. New charges due by this date.
10. City of Fort Pierce garbage and recycling charges.
11. Address where you receive service

Coming Soon

Your New FPUA Bill



FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1 MAIN ST — Statement Date: 3/27/2014

Account Number (1)	Amount of Last Bill	Payments Received	Past Due	New Charges	New Charges Due Date (9)	Total Due
72509000-170120	$214.05	($214.05)	$0.00	$302.46	4/16/2014	$302.46

ELEC METER (4) E23036 MULT — DATE READ (2)
Current Read 66,223 — 03/21/14
Previous Read 65,223 — 02/21/14
kWh Used 1,000

Feb14	474	Oct13	815	Jun13	826	(6)	(8)
Jan14	635	Sep13	895	May13	580		
Dec13	423	Aug13	996	Apr13	544		
Nov13	634	Jul13	860	Mar13	561		

ELECTRIC SERVICE (3) — RATE — CHARGE (7)

CUSTOMER CHARGE			$ 6.01
KWH USAGE	750 kWH @	0.10922	$ 81.91
751 AND OVER	250 kWH @	0.11964	$ 29.91
POWER COST ADJUSTMENT	1,000 kWH @	0.00100	$ 1.00
ELEC GROSS RECEIPTS RESI			$ 3.04
CITY UTILITY TAX ELECTRIC			$ 4.95
		E23036	$ 126.82
		TOTAL ELECTRIC SERVICE:	$ 126.82

WATER METER W38567858 MULT — DATE READ
Current Read 280 — 03/21/14
Previous Read 270 — 02/21/14
K Gals Used 10

Feb14	7	Oct13	9	Jun13	8	(6)	
Jan14	9	Sep13	6	May13	9		
Dec13	7	Aug13	9	Apr13	9		
Nov13	10	Jul13	7	Mar13	11		

WATER SERVICE — RATE — CHARGE

CUSTOMER CHARGE			$ 12.62
WATER USAGE	3 K Gals @	0.00000	$ 9.69
WATER USAGE	7 K Gals @	3.23000	$ 22.61
CITY UTILITY TAX WATER			$ 4.49
		W38567858	$ 49.41
		TOTAL WATER SERVICE:	$ 49.41

WASTEWATER SERVICE — RATE — CHARGE

CUSTOMER CHARGE			$ 15.06
WASTEWATER	10 K Gals @	5.40000	$ 54.00
		W38567858	$ 69.06
		TOTAL WASTEWATER SERVICE:	$ 69.06

GAS METER G208373 MULT — DATE READ
Current Read 5,190 — 03/21/14
Previous Read 5,175 — 02/21/14
CCF Used 15

Feb14	17	Oct13	10	Jun13	8	(6)	
Jan14	19	Sep13	6	May13	9		
Dec13	15	Aug13	8	Apr13	18		
Nov13	13	Jul13	8	Mar13	22		

GAS SERVICE — RATE — CHARGE

CUSTOMER CHARGE			$ 12.93
CCF USAGE	15 CCF @	1.44000	$ 21.60
GAS GROSS RECEIPTS RESI			$ 0.69
		G208373	$ 35.22
		TOTAL GAS SERVICE:	$ 35.22

GARBAGE - *For questions call 772-467-3000* — RATE — CHARGE (10)

GARBAGE RESIDENTIAL		$ 19.25
GARBAGE RECYCLING		$ 2.70
	TOTAL GARBAGE:	$ 21.95
	TOTAL BILLING:	$ 302.46

Save money on your utility bill, visit http://www.fpua.com

Page 1 (72509000 - 170120)/

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929
WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address (11)	Past Due	New Charges	Total Due
72509000-170120	1 MAIN ST	$0.00	$302.46	$302.46

Phone Number: | Email Address: | We are requesting that you provide us with a phone number and email address for notifications.

JOHN A. SMITH
1 MAIN ST
FORT PIERCE, FL 34950

AMOUNT PAID

00017250900017012000000000000041620140003024600000000 2

More Information:

*Natural Gas is measured in units of 100 cubic feet (ccf).The charge for natural gas is determined by cost per unit and amount of use.

*Water is measured in units of gallons. Each unit is 1000 gallons of water. The charge for water is determined by cost per unit and amount of use.

Garbage and recycling are provided by the City of Fort Pierce.

For more information, call 466-1600 Ext. 3900

FORT PIERCE UTILITIES AUTHORITY
PO BOX 3191
FORT PIERCE FL 34948-3191
WWW.FPUA.COM

Penalty charges, late fees, or reconnect charges may apply to any unpaid portion of the New Charges if paid after the due date. See Reverse side of the bill for more details. Copies of the Customer Service Policies and Service Charges may be obtained in FPUA's lobby or at WWW.FPUA.COM. For questions about your bill, please call FPUA at (772) 466-1600. (CALL 811 OR 1-800-432-4770 – 48 HOURS BEFORE DIGGING.)

Service Address: 1 MAIN ST — **Statement Date:** 3/27/2014

Account Number	Amount of Last Bill	Payments Received	Past Due	New Charges	New Charges Due Date	Total Due
72509000-170120	$214.05	($214.05)	$0.00	$302.46	4/16/2014	$302.46

ELEC METER	E23036	MULT	DATE READ
Current Read	66,223		03/21/14
Previous Read	65,223		02/21/14
kWh Used	1,000		

Feb14	474	*Oct13*	815	*Jun13*	826
Jan14	635	*Sep13*	895	*May13*	580
Dec13	423	*Aug13*	996	*Apr13*	544
Nov13	634	*Jul13*	860	*Mar13*	561

ELECTRIC SERVICE		RATE		CHARGE
CUSTOMER CHARGE			$	6.01
KWH USAGE	750 kWH @	0.10922	$	81.91
751 AND OVER	250 kWH @	0.11964	$	29.91
POWER COST ADJUSTMENT	1,000 kWH @	0.00100	$	1.00
ELEC GROSS RECEIPTS RESI			$	3.04
CITY UTILITY TAX ELECTRIC			$	4.95
		E23036	$	126.82
		TOTAL ELECTRIC SERVICE:	$	126.82

WATER METER	W38567858	MULT	DATE READ
Current Read	280		03/21/14
Previous Read	270		02/21/14
K Gals Used	10		

Feb14	7	*Oct13*	9	*Jun13*	8
Jan14	9	*Sep13*	6	*May13*	9
Dec13	7	*Aug13*	9	*Apr13*	9
Nov13	10	*Jul13*	7	*Mar13*	11

WATER SERVICE		RATE		CHARGE
CUSTOMER CHARGE			$	12.62
WATER USAGE	3 K Gals @	0.00000	$	9.69
WATER USAGE	7 K Gals @	3.23000	$	22.61
CITY UTILITY TAX WATER			$	4.49
		W38567858	$	49.41
		TOTAL WATER SERVICE:	$	49.41

WASTEWATER SERVICE		RATE		CHARGE
CUSTOMER CHARGE			$	15.06
WASTEWATER	10 K Gals @	5.40000	$	54.00
		W38567858	$	69.06
		TOTAL WASTEWATER SERVICE:	$	69.06

GAS METER	G208373	MULT	DATE READ
Current Read	5,190		03/21/14
Previous Read	5,175		02/21/14
CCF Used	15		

Feb14	17	*Oct13*	10	*Jun13*	8
Jan14	19	*Sep13*	6	*May13*	9
Dec13	15	*Aug13*	8	*Apr13*	18
Nov13	13	*Jul13*	8	*Mar13*	22

GAS SERVICE		RATE		CHARGE
CUSTOMER CHARGE			$	12.93
CCF USAGE	15 CCF @	1.44000	$	21.60
GAS GROSS RECEIPTS RESI			$	0.69
		G208373	$	35.22
		TOTAL GAS SERVICE:	$	35.22

GARBAGE - *For questions call 772-467-3000*		RATE		CHARGE
GARBAGE RESIDENTIAL			$	19.25
GARBAGE RECYCLING			$	2.70
		TOTAL GARBAGE:	$	21.95
		TOTAL BILLING:	$	302.46

Save money on your utility bill, visit http://www.fpua.com

Page 1 (72509000 - 170120)/

CUSTOMER – RETAIN TOP PORTION FOR YOUR RECORDS

FORT PIERCE UTILITIES AUTHORITY
Mail To: P.O. Box 13929, Fort Pierce, FL 34979-3929

WWW.FPUA.COM
For questions about your bill, please call (772) 466-1600.

Account Number	Service Address	Past Due	New Charges	Total Due
72509000-170120	1 MAIN ST	$0.00	$302.46	$302.46

Phone Number:	Email Address:

We are requesting that you provide us with a phone number and email address for notifications.

JOHN A. SMITH
1 MAIN ST
FORT PIERCE, FL 34950

AMOUNT PAID

00017250900017012000000000000041620140003024600000000 2

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 08/04/2014

Re: Submittal of Applications for Vacant Positions on the Sunrise Theatre Advisory Board

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

---

SUBJECT:

Submittal of applications for appointment to the Sunrise Theatre Advisory Board.

SUMMARY:

There are two Fort Pierce city resident positions and one Indian River County resident position that need to be filled. Attached are applications for review.

RECOMMENDATION:

Review and accept applications

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

John D. Wilkes, Executive Director, Sunrise Theatre

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Delores Gardner Application

Wendy Frieder Application

Allison Barajas Application

Jon Putzke Application

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: Choose an item SUNRISE THEATRE ADVISORY BOARD

Name: DELORES J. GARDNER	Home Phone: 772-971-6168
Home Address: 3050 SUNRISE BLVD, FP 34982	
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: LOCKSMITH deejayins@aol.com	

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No
If yes, list the address and nature of said business:
GARDNER LOCK SHOP
2925 S. U.S HWY ONE
FT PIERCE, FL 34982 LOCKSMITH SERVICES

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity?
WE DO REGULAR LOCKSMITH SERVICE FOR ALL ~~DEPT~~
DEPARTMENTS OF THE CITY & HAVE DONE SO FOR YEARS.

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:
ABOVE

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No
Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other:
Describe your education, background, training and knowledge in the above area(s):

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Date: 4-8-14	Referred by: Delores J Gardner

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 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: Sunrise Theatre Advisory Board

Name:	Wendy S. Frieder	Home Phone:	440 668-6696
Home Address:	34 Harbour Isle Dr. W Unit 102 S. Hutchinson Island, Fl 34949		

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Retired Educator

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No
If yes, list the address and nature of said business:

email: w.frieder@yahoo.com

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No
If yes, in what capacity?
Being a Ft. Pierce resident, I am proud to support and promote our city.

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:
Although I am not a paid employee, I am an active volunteer with The Sunrise Theater, Main Street Fort Pierce, St. Lucie Regional History Museum and The Manatee Center.

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Fundraising
Describe your education, background, training and knowledge in the above area(s):
My expertise in the area of fundraising comes from thirty-plus years of multiple opportunities within a school system setting, an animal-assisted therapy program and a dress for success organization.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Date: 4/10/14	Referred by:

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 OF FORT PIERCE

100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34950

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Sunrise Theatre Advisory Board

Name: Allison R. Barajas, M.Ed. Phone: 772-359-3058

Address: 911 Jackson Way

Fort Pierce, FL Zip Code: 34949

Occupation: Arts Education Leader Are you a citizen of the United States? yes

Do you own a business that operates within the City of Fort Pierce? no
If yes, list the address, and nature of said business: _____

Do you now or in the future plan to do business with the City of Fort Pierce? no If yes, in what capacity? _____

Are you employed by a business that is located within the City of Fort Pierce? no
If yes, state the business and location: _____

Do you have special training or knowledge in the area of:
Architecture _____ Engineering _____ Real Estate Brokering _____
Contracting _____ Land Development _____ Other areas: X

Describe your education, background, training and knowledge in the above areas.
BFA in Acting, Master's Degree in Educational Leadership, member of Actor's Equity Association, Screen Actor's Guild, Extensive Grant Writing and Non-Profit Experience, Established Sustainable Business and community partnership on behalf of St. Lucie Public Schools

Have you ever been convicted of a crime? Yes _____ No X If yes, what is the nature of the crime(s) you were convicted of: _____

Date: 6/15/14 Signature: [signature]

Referred by : John Wilkes/Sharon Engle

February 2003

CITY OF FORT PIERCE

100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34950

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Sunrise Theatre Advisory Board

Name: Jon Putzke Phone: 772-559-0556

Address: 1435 22nd Avenue
Vero Beach, Florida Zip Code: 32960

Occupation: Director of Theatre Are you a citizen of the United States? Yes

Do you own a business that operates within the City of Fort Pierce? no
If yes, list the address, and nature of said business: _____

Do you now or in the future plan to do business with the City of Fort Pierce? no If yes, in what capacity? _____

Are you employed by a business that is located within the City of Fort Pierce? no
If yes, state the business and location: _____

Do you have special training or knowledge in the area of:

Architecture ____ Engineering ____ Real Estate Brokering ____
Contracting ____ Land Development ____ Other areas: Theatre Operations

Describe your education, background, training and knowledge in the above areas.
Attended Indiana University with major in theatre / 50 years of experience

Have you ever been convicted of a crime? Yes ____ No ✓ If yes, what is the nature of the crime(s) you were convicted of: _____

Date: 6/16/14 Signature Jon A. Putzke

Referred by: _____

attached Bio

February 2003

Bio Jon Putzke, Theatre-Go-Round Dinner Theatre

Jon A. Putzke began his theatrical career as a child actor in "Cat on a Hot Tin Roof" in 1955 at the Dunes Summer Theatre in Michigan City, Indiana. Bitten by the bug, he continued to pursue his ambitious dream to one day own his own theatre. In 1965 the dream became a reality when he opened the Gateway Playhouse, a summer stock theatre on the shores of Lake Michigan. Three seasons later a tornado ravaged his dream and Putzke moved his troupe lock, stock and barrel into a local restaurant where he produced and directed over 40 productions at Scotty's Dinner Playhouse.

At the same time Jon attended Indiana University, South Bend as a theatre major, married his childhood sweetheart Marg and together they continued to produce, design and direct major productions throughout the Midwest at such notable theatres as The Red Barn, Footlight Playhouse, The Tin Tree, and the Canterbury Theatre. Putzke also spent 18 months as the theatre manager of the famed Drury Lane-Martinique Dinner Theatre in Chicago, Illinois. He has worked with such notable stars as Dick Powell, Jr., academy award-winner Mercedes McCambridge, Debbie Reynolds, Lou Rawels, Bobby Vinton and the Stars of Lawrence Welk.

Throughout the southeast, Jon has directed award winning productions of "1776" at the Blue Grass Dinner Theatre in Lexington, Kentucky, "Hello, Dolly," "South Pacific," "Shenandoah," and "The Front Page" at the Mountaineer Dinner Theatre in Hurricane, West Virginia as well as moving his family permanently to Vero Beach in 1980 to head what was then known as The Sheraton Showplace Dinner Theatre on A1A. When the hotel was sold, Putzke Productions moved into the Riverside Theatre and produced a season of summer stock premiers including "Evita," "A Chorus Line" and "Two By Two."

Then in 1986 Putzke once again owned his own theatre when he opened Encore Alley and brought dozens of top-notch quality productions and premier performances to Vero Beach on an Equity Guest Star system.

Jon and Marg have traveled the world together aboard the cruise ship circuit for Peter Grey Truhune Presents. As production manager, Jon oversaw the placement of new productions going out to sea while his wife Marg created the costuming.

He has directed a multitude of productions for the Vero Beach Theatre Guild, most recently "Titanic, A Night to Remember," "Something's Afoot," "Our Town," "Tenderloin" and "Oliver!" He is also slated to direct their March '15 production of "Gypsy." Jon is the Artistic Producer of Theatre-Go-Round Dinner Theatre currently performing at the Quilted Giraffe Restaurant on South U.S. 1, north of Oslo Road in Vero Beach.

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 08/04/2014

Re: Appointment to Fort Pierce Tours Advisory Board

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

---

SUBJECT:

Submittal of application for appointment to the Fort Pierce Tours Advisory Board

SUMMARY:

There is one vacancy on the FPAT Advisory Board. Ms. Arlo Koletzky has completed an application for appointment to the Board, per the City Commission's approval.

RECOMMENDATION:

Staff recommends the City Commission approve the appointment of Ms. Arlo Koletzky to the FPAT Advisory Board.

ALTERNATIVES:

Do not approve this appointment.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administrator

COORDINATED WITH:

Nicholas Mimms, Deputy City Manager

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2013

Account: N/A

Amount: 0

OTHER INFORMATION:

This agenda item will cause no fiscal impact.

Attachments

Arlo Koletzky FPAT Application

CITY OF FORT PIERCE

100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34950

APPLICATION FOR APPOINTMENT / REAPPOINTMENT

Fort Pierce Authentic Tours Advisory Board

Name: Arlo M. Koletzky Phone: 468-9152

Address: 2937 W Midway Road

Fort Pierce, Fl Zip Code: 34981

Occupation: Visitor Services Manager Are you a citizen of the United States? Yes

Do you own a business that operates within the City of Fort Pierce? No

If yes, list the address and nature of said business: _____

Do you now or in the future plan to do business with the City of Fort Pierce? Yes If yes, in what capacity? Manage the Seven Gables House Visitor Center

Do you have special training or knowledge in the area of:

Architecture ___ Engineering ___ Real Estate Brokering ___

Contracting ___ Land Development ___ Other areas: Tourism

Describe your education, background, training and knowledge in the above areas:

I have been in my current position with the St. Lucie County Chamber of Commerce for five years. Last year I helped to create the 5 Star Hospitality Class taught at CCTI at IRSC. This class was created to improve knowledge of the area attractions and improve customer service to individuals that serve our tourists. I gained my management and leadership skills while serving with the federal government for 23 years.

Have you ever been convicted of a crime? Yes ___ No X (if yes, what is the nature of the crime(s) you were convicted of: _____

Date: July 15, 2014 Signature: Arlo M Koletzky

Referred by: Libby Woodruff

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 08/04/2014

Re: Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Departmental Activity Report

Attachments

City Manager's 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
RE: Department Activity Report
DATE: July 25, 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 held a Conference Agenda meeting on July 14, 2014.
- The Deputy City Manager and Marketing Specialist attended a Fort Pierce Area Council meeting on July 14, 2014.
- The Deputy City Manager met with the City Engineer regarding stormwater issues.
- The City Manager and Deputy City Manager met with Commissioner Alexander to discuss current City issues.
- The Economic Development Team with Mark Satterlee, St. Lucie County Director of Planning and Development Services, regarding annexation and incentives.
- The City Manager met with Troop 772 Leaders at Ellis Substation.
- The Deputy City Manager met with the City Clerk regarding the 7/21/14 FPRA agenda.
- The City Manager, Deputy City Manager and Marketing Specialist attended the joint meeting of Treasure Coast Regional League of Cities & Treasure Coast Council of Local Governments on July 16, 2014.
- The Economic Development Team met with a potential developer on July 16, 2014.
- The City Manager and Deputy City Manager met with the Allegany Franciscan Ministries Advocacy Group at Granny's Kitchen on July 17, 2014.
- The Economic Development Team met with the owners of a clinic regarding economic development issues.
- The City Manager and Deputy City Manager met with the City Clerk regarding personnel issues/reclassification.

City Manager's Office contd.

- The City Manager met with Commissioner Perona regarding the agenda for the July 21, 2014 City Commission meeting.
- The City Manager, Deputy City Manager and Building Official met with Representative Lee to discuss the 50% Rule.
- The City Manager and Deputy City Manager met with Mayor Hudson to discuss current City issues.
- The Deputy City Manager held an FPRA Board meeting on July 21, 2014.
- The City Manager met with Wes Bradish regarding the Marina note/financing.
- The Deputy City Manager and Marketing Specialist met with a potential developer regarding commercial and residential development.
- The Deputy City Manager attended a Keep Fort Pierce Beautiful Board meeting on July 22, 2014.
- The City Manager, Deputy City Manager and Marketing Specialist met with Rusty Roberts regarding an update of All Aboard Florida.
- The City Manager met with representatives of St. Andrew's School.
- The Deputy City Manager and Marketing Specialist attended a meeting regarding the homeless issue in the Treasure Coast.
- The Marketing Specialist met with representatives from Scripps regarding branding Fort Pierce.
- The Deputy City Manager attended a meeting with the Fort Pierce Housing Authority regarding a partnership.
- The City Manager and Deputy City Manager met with the Finance Director and Chief Accountant regarding preparation for the July 30, 2014 budget workshop.
- The Deputy City Manager and Grants Administrator met with representatives from COYP Nonprofit regarding PSA grant opportunities.
- The Deputy City Manager and Grants Administrator met with Cleaver Hayling regarding FY2015 CDBG Action Plan.
- The Deputy City Manager attended a meeting with representatives from St. Lucie County regarding an Indian Hills project update.
- The City Manager and Deputy City Manager met with the Interim Administrative Services Director, Sheritta Johnson regarding the oversight of the Administrative Services Department.
- The City Manager and Deputy City Manager met with staff regarding the Chamber of Commerce presentation at the Pelican Yacht Club.
- The Deputy City Manager met with HR staff regarding personnel issues.

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: 21 Renewals: 532 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: 13 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 public by processing and providing receipt for animal registrations payment.
- Assisted Code Compliance/Animal Control Manager by processing payment and providing a receipt for check received from St Lucie County Humane Society for impound fees June 2014.
- Assisted Code Compliance/Animal Control Manager by processing payment and providing a receipt for check received from Dr. Dan for animal registrations.
- On-going updating of contractors' records for current Liability Insurance, Workers' 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.
- Attended, recorded and transcribed minutes of the City Manager Conference Agenda Meeting held on July 14, 2014.
- Attended, recorded and transcribed minutes of the Fort Pierce Redevelopment Meeting held on July 21, 2014.
- Attended, recorded and transcribed minutes of the Fort Pierce City Commission Meeting held on July 21, 2014.
- Revenue Recovery working with Code Enforcement personnel on Business Tax renewals that were returned by Post Office as Attempted- Not Known or Undeliverable to see if business is open.
- 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.
- License Permit Specialist/Deputy City Clerk working on 413 page list preparing for printing of Contractor Competency Card renewals.
- 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 and Allison Martin attended CPR training class.
- City Clerk attended joint meeting of Treasure Coast Council of Local Governments and Treasure Coast regional League of Cities in Okeechobee, FL.
- City Clerk attended Board of Directors meeting of the Economic Development Council of St. Lucie County.
- City Clerk attended presentation of an Emerging Workforce Study conducted by Spherion Staffing & Recruiting.

Administrative Services Department

- **Procurement –**
  1. Processed RFP No. 2014-023 Management of Indian Hills Golf Course-Advertisement Dates: 7/21 & 7/28.
  2. Processed Addendum No. 1 for RFP No. 2014-023 scheduled Pre Bid Conference & Site Visit on August 8, 2014.
  3. Reviewed /processed purchase orders.
  4. Review and Renewal of Annual Contracts.
  5. Processing and/or completion of awards to vendors/contractors approved by Commission.
  6. Meetings:
     a. Director of Administrative Services, and the Risk Manager offered training in Workman's Compensation and Family Medical Leave for Fort Pierce Police Department Staff.
     b. Purchasing Manager met with Senior Permit and Permit Specialist from the Building Department regarding the Bid Recommendation Process.
     c. Purchasing Management coordinated Sam's Club membership drive and renewals.

- **Human Resources –**
  1. Created 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 Hire
  8. Course training at IRSC with the staff of the Police Department in the areas of Family Medical Leave, Workman's Compensation, and Sexual Harassment.
  9. Interviews were conducted with the Manager of Planning.

- **Risk Management –**
  1. Conducted Training classes for the Police Department on Worker's Compensation, Liability & Heart Bill
  2. Provided CPR Certification for City Employees.
  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

- Moved Indian Hills server from the trailer to the Maintenance building due to continued lightning strikes.
- Working with several departments with laptop on connectivity issues stemming from the upgrade of the State of Florida DMS VPN procedures.
- Staff attended the Florida League of Cities IT training in Boca Raton, FL
- 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 Contractors Licenses renewal.
- Working with SmartGov and Building staff to retrieve corrupt data from the old Black Bear PTWin software and awaiting training for staff.
- Ordered new software and hardware for new Marina application.
- Working with Comcast to Wi-Fi entire City Hall.
- 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.
- Ongoing maintenance support for Marina Wi-Fi 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 in 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 ninety five percent complete to move Lotus Notes to the cloud and completed moving all active employees' emails to the cloud.
- 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 thirty six (36) new work orders and completed one hundred and nine (109) 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. Planning Analyst Interviews
  4. Pre-Application Meeting – Adult Congregate Living Facility – 208 N 19th street
  5. Pre-Application Meeting – Preserves at Gator Trace

- **Comprehensive Planning, Long Range Planning –**
  1. St. Andrew's Zoning Text Amendment - CC Approval
  2. Annexation Agreement Strategy

- **Development Review –**
  1. Selvitz & Ralls Roads – Carriage Point Estates (PUD) – Staff Meeting & Site Visit
  2. 110 Ocean Drive – Fort Pierce Inlet Beach Resort – Neighboring Property Owner Meeting
  3. Orkin Site Renovation – 3231 S US Hwy 1
  4. Boston Avenue/St. Andrews Abandonment Request - CC Hearings
  5. 320 S Indian River Drive - St. Andrew's Conditional Use - CC Staff Report
  6. 1613 Thumb Point Drive / Koehl Residence - Conditional Use to exceed allowable height of 28' - CC Staff Report

- **Historic Preservation –**
  1. 211 Orange Avenue - Facade Improvements - Historic Preservation Board Staff Report
  2. Zora Neale Hurston Exhibit Coordination

Building Division

- **1805 Quincy Avenue (St. Lucie County Softball Complex)** – Permit for Accessibility Renovation (includes concessions, bathrooms, and sidewalk) is ready to be issued.

- **1700 S 23rd Street (HCA Lawnwood Hospital Cath Lab)** – Permit for new Cath Lab is ready to be issued.

- **5100 Okeechobee Road (Walmart Liquor Store)** – Permit for the addition of a Liquor Store to the existing Walmart is ready to be issued.

- **Single Family Homes - Oak Alley Subdivision** – Permit applications for 3 new single family homes have been submitted.

Code Enforcement Division

- **Hearing – No Code Hearings in July**

- **Code Enforcement –**
  1. Received 32 complaints
  2. Issued 10 written warnings
  3. Issued 2 citations
  4. Initiated 80 new cases: 42 general violations, 38 lot clearing violations
  5. Conducted 214 follow-up inspections
  6. Closed 66 cases

- **Animal Control –** (partial report – not all numbers reported)
  1. Responded to 54 dispatched calls
  2. Conducted 140 self-initiated calls
  3. Conducted 36 follow-up investigations
  4. Issued 4 citations and 0 written warning

- **Revenue –**
  1. Processed 44 lien / title searches
  2. All Income categories continue to meet or exceed budgeted amount.
  3. There has been a significant increase in animal licenses thanks to our new partnership with PetData.

- **Miscellaneous –**
  1. All code officers and manager attended training at the SLC Clerk of Court for the updates to their Benchmark software.
  2. Code Officers Coss, Avery, and Singer, Code Manager, and Executive Assistant attended the CPR/AED/FA training.
  3. Code Officer Coss and the Code Manager attended the Vantage Points training held by MIS.
  4. The Code Manager met with Assistant City Attorneys Walker and McCain to discuss an appeals process for lot clearing and demolitions liens.
  5. The Finance Department was advised of the new appeals process and has amended their invoices to include new verbiage that advises individuals of their right to appeal.
  6. Vouchers for the new dog sterilization program have begun being distributed and invoiced.
  7. Negotiations with the Humane Society have been completed and a new contract is being drafted.
  8. The vendor ordinance was approved by Legal and the matter has been advertised and will be discussed at the August 4th commission meeting.
  9. Code manager has been working diligently on the power point presentation for the vendor ordinance.

Engineering Department

- **Development Reviews –** Intake of five (2) 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.
- **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 as started to cast the concrete floating dock sections for the north side of the Marina. Anticipated start for on-site construction is late August.
- **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 for lake enlargement nearing completion. Contractor to begin 16" water main relocation next week. Estimated utility relocation to take approximately 6 weeks. Construction also starting on new outfall structure and pilings for pedestrian bridges.
- **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. Engineering report for the condition of the seawall has been received from consultant. Recommendation is for the replacement of seawall on both sides from 2nd Street to Indian River Drive. Estimated replacement cost is $1.5 million.
- **Park Trail Subdivision –** Project substantially complete. A preliminary walk-thru will be scheduled once we are in receipt of the as-built drawings.

Police Department

- **Staffing –** The police department currently has 6 vacancies for police officers and 1 vacancy for a civilian position (victim advocate). Ms. Patsy Roberts, the new Victim Assistant, will begin her career with the police department on August 3rd.
- **Comprehensive Gang Model Forum (County Commission) –** On July 8, Chief Baldwin and members of the Roundtable of St. Lucie County met with County Commissioners to provide an overview of the Comprehensive Gang Model and collect feedback that will be used to develop various components of the strategy.
- **Comprehensive Gang Model Forum (Restoring our Village Advisory Team) –** On July 10, Chief Baldwin and members of the Roundtable of St. Lucie County met with Representative Larry Lee and members of the Restoring our Village Advisory Team to provide an overview of the Comprehensive Gang Model and collect feedback that will be used to develop various components of the strategy.
- **Chili Cook-Off –** On July 12, the police department's Chili Cook-Off Team participated in this event to benefit the Boys and Girls Club of St. Lucie County. Our team raised more than $2,000 to support this cause.
- **Explorer Boot Camp –** On July 14, the police department kicked off an Explorer Boot Camp design to help recruit members into our Law Enforcement Explorers program. The group will graduate on July 25.
- **Safe Neighborhoods Network** – On July 15, Chief Baldwin coordinated the first meeting of the Roundtable's Safe Neighborhoods Network, which has been tasked with implementing the Comprehensive Gang Model. Follow-up meetings are scheduled for July 25, and then the 1st and 3rd Tuesday of every month during August and September at 9AM at the St. Lucie County School Board.
- **Scout Troop 772 –** On July 15, Scout Troop 772 held its first meeting at the Ellis Substation on Avenue D. The police department has arranged for the Troop to use the lobby and an office at the substation as their new headquarters.
- **Scout Troop 772 –** On July 16, Chief Baldwin participated in a meeting with Scott Vanduzer, the Director of the Gulfstream Scouting Council, and local leaders to discuss the potential for the Boy Scouts of America to use the Restoring the Village model developed for Troop 772 across the nation.
- **Shooting Incident Arrest –** On July 17, Officers responded to the 600 Block of N. 21 Street for a shooting incident that lest one victim wounded with non-life threatening injuries. Within minutes officers arrested Jamin D. Chavis, a 20 year old Fort Pierce Resident, for this shooting.
- **Common Good Initiative –** On July 17, Chief Baldwin and several local officials attended a meeting with the Allegany Franciscan Ministries concerning their selection of Lincoln Park as one of three Common Good Initiative sites.
- **FPHA Basketball Tournament –** On July 18, members of the police department's community policing unit worked with FPHA to host their first basketball tournament at the new Williams Center. The event was very successful with great attendance.
- **Most Wanted Arrest –** On July 22, Detective Tyrone Campbell worked with a tipster and the US Marshal's Task force to locate and arrest Jaspah "Mook Man" Simmons, who was wanted by FPPD for an attempted murder that occurred on September 23, 2013.

Urban Redevelopment Department

Grants Administrator –

- Provided ongoing oversight, and addressed issues directly related to:
  1. PSA projects and grantees
  2. World Changers
  3. Zora Neale Hurston decorative banners
  4. KAB Recycle Grant
  5. Weatherization Grant - FPUA issues
  6. Moore's Creek Dredge project
  7. Highwaymen Heritage Trail project
  8. Veteran's Park project
  9. Commercial Facade projects and grantees
  10. Fort Pierce Authentic Tours program
  11. Communitywide Council
  12. Downtown Businesses
  13. Fort Pierce and Lincoln Park Main Street organizations
  14. Visit Florida grant implementation.
  15. Completed and submitted:
      a) HUD SF-425 Quarterly Report
      b) Letter to HUD regarding 60-Day Timeliness Deadline
      c) Letter to FIND requesting extension on Moore's Creek Dredge grant
      d) FIND Quarterly report - Melody Lane pier
      e) IDIS Report - CDBG Program Income
      f) 300 packet mail out to responders to FPAT Nat Geo advertisement
  16. Continued trying to finalize:
      a) 2014-2015 CDBG Action Plan, reports, etc.
      b) Florida Boating Infrastructure Grant application
      c) Rack Card designs (3) for FPAT
      d) Contractual agreements for Main Streets
      e) Close out of Children's Svcs Council grant award for youth fishing clinic
      f) In-house agreement required by HUD for Code Enforcement
  17. Meetings:
      a) City Commission - 7/21 - CDBG Action Plan Presentation / Public Hearing
      b) Backus Museum - 7/17
      c) Brenda Cooper - Zora Neale Hurston Exhibit - 2 meetings
      d) Shyanne Helms - KAB/DPS grant
      e) Shyanne Helms, Scripps Sales Staff, Public Works - Rebranding-changing perception of Fort Pierce
      f) Susie Cassens - 2 meetings - Promoting Downtown Businesses
      g) Numerous Nonprofits - Addressing homeless issues in Fort Pierce
      h) Ampersand Graphics, Stuart, FL - Highwaymen Heritage Trail
      i) COYP-Renee Jordan - Potential Nonprofit projects for Youth Issues
      j) Cleaver Hayling - 2014-2015 CDBG Action Plan

Urban Redevelopment Department contd.

Program Analyst –

- FEMA
  1. Marina Project
     a) Monitoring funding requests and time extension
     b) Phone calls to State to find out why time extension is not approved yet
  2. Windows Expansion Project
     a) Preparing pay applications and requests for reimbursements
     b) Six month time extension approved
- SHIP
  1. Working on Soltman Avenue and 31st Street paperwork for rehab
  2. Answering phone calls and questions from citizens
  3. Advertisement went in newspaper for SHIP funding on July 20
  4. Gave out more than 100 applications for SHIP rehabilitation program
  5. Setting up appointments for receiving applications
  6. Attended SHIP Administrators Webinar
- NSP - Communications with Housing Authority regarding unit rentals at Orange Avenue

Public Works Department

- **Energy Efficiency & Conservation –** The interior lighting retrofit is progressing rapidly with only City Hall remaining to do. Installation of the LED street lights has begun and chiller replacement will begin within the next two weeks. The replacement chiller has been installed at City Hall and the PD unit is scheduled to be replace the weekend of July 26th and 27th.
- **Phase II Window Retrofit Project –** Work has begun on the St. Anastasia building is nearing completion. The new windows are in and look fantastic.
- **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.

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.
- Working with MIS to purchase and install a POS and dockmaster computer system. Ordered 7/10/14.computer system. Ordered 7/10/14.

Golf Course

- Junior Summer Golf Camp went so well that we extended it one additional week.
- Day-to-day operations.

River Walk Center

Park Permits	1775.00
Programming	398.22
River Walk Center	609.88
Special Events	1725.00
Maravilla	200.00
Total	$4708.10

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 July 8; Comedy Corner Improv on Saturday, July 12; Performances on the Sunrise Theatre main stage included; The third Free Summertime Movie sponsored by Humana featuring Saving Private Ryan was held on Sunday, July 6 at 3pm; The second week of the Sunrise Theatre/Missoula Children's Theatre Summer Workshops was held July 7 – 11.The show for the second week was Hansel & Gretel, a public performance was given on Friday, July 11 at 7PM.
- 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.
- Secured the sponsorship of tickets with Peter Angelos, of Chuck's Seafood Restaurant.
- On a daily basis offers and contracts are being negotiated with artists and their representatives for the 2014/15 Season. We are currently in the middle of our membership campaign.
- 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.