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

CITY COMMISSION AGENDA

Regular Meeting - Monday, August 18, 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 -** Rev. John Lee, Mt. Olive Missionary Baptist Church.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from July 30, 2014 Budget Workshop

   b. Approval of Minutes from the August 4, 2014 Meeting.

   c. Approval of Minutes from August 11, 2014 Closed Session.

6. **PROCLAMATIONS**

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**

a. Approval to increase Blanket Purchase Order # 140263 for Wuesthoff Medical Center from $9,500 to $16,000.

b. Waive interest, penalties, administrative fees in the amount of $3,630.96 for Demolition Lien totaling $11,275.46 against 703 N 23rd Street, owned by Milagros Suarez contingent upon payment of $7,644.50 within 60 days.

c. Approve purchase of two (2) billboards for Fort Pierce Authentic Tours Program (FPAT) in the total amount of $20,150.

d. Approve contribution of $6,500 to the Police Athletic League from the Law Enforcement Trust Fund.

e. Approval of renewal of an enterprise license agreement with Environmental Systems Research Institute, Inc. (ESRI) to provide access to ESRI term license software for GIS system on an unlimited basis including maintenance for a 3 year term in the amount not to exceed $120,900.

f. Approval of Memorandum of Understanding between Fort Pierce Utilities Authority (FPUA) and the City of Fort Pierce authorizing FPUA to make an advance distribution payment to the City in the amount of $1,250,000 to be repaid by deductions from future distribution payments.

g. Approval of renewal with Guardian for dental insurance coverage for the October 1, 2014 plan year.

h. Approval of the following provisions for the October 1, 2014 plan year: 1) renewal of contract with Public Risk Management of Florida Heath Trust (PRM) for a term of one year to provide group medical insurance coverage; 2) City absorbs the cost of $22,000 for the increase for employees with dependent coverage; and, 3) piggyback to an agreement between the FPUA and Physicians Immediate Care to provide primary level health care services to employees and their dependents for $160 per visit, and not to exceed $110,000 for the year.

10. **PUBLIC HEARINGS**

a. Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive. FIRST READING

b. Appeal of the Decision of the Historic Preservation Board, Certificate of Appropriateness 14-23, Mural Removal & Stucco, 102 N 2nd Street

11. **MISCELLANEOUS REPORTS & REQUESTS**

a. Approval and Acceptance of the FPUA FY2015 Annual Budget and FY2014 Amended Budget.

b. Presentation on the Comprehensive Gang Model

12. **CITY COMMISSION**

a. Submittal of application for appointment to the Code Enforcement Board.

b. Submittal of application for re-appointment to serve on the Fort Pierce Utilities Authority Board.

c. Resolution 14-R24 appointing Arlo Koletzky to the Fort Pierce Authentic Tours Advisory Board.

13. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Activity Report

b. **Reminder - Because of the holiday, the next meeting will be held on Tuesday, September 2, 2014 at 6:30 p.m.**

14. **COMMENTS FROM THE COMMISSION**

15. **ADJOURNMENT**

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 08/18/2014

Re: Minutes 07.30.2014

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from July 30, 2014 Budget Workshop

Attachments

Minutes 07.30.2014

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

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 9:10 a.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioner (arrived at 9:12 a.m.) Rufus Alexander; Commissioner (arrived at 9:14 a.m.) Reginald Sessions

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

4. FOLLOW-UP TO JUNE 30, 2014 BUDGET WORKSHOP

5. DISCUSSION ON PROPOSED FY 2014-2015 BUDGET

A. Proposed FY 2014 - 2015 Budget, Draft No. 2

Gloria Johnson, Finance Director, appeared with a presentation. She stated the total budget for fiscal year 2014-2015 is $34,139,600 with an overall decrease in tax revenue of $336,000. We have finished the trim and our roll back rate is going to be 6.5786 with a difference of .0264 from our current rate of 6.6050.

Ms. Johnson stated if the Commission wishes to either create or add to any line item currently on the budget, this is the time to make the change.

Mr. Mimms responded to Commissioner Alexander's concern of funding for the children to participate and attend crime prevention programs. He stated the City currently has a process in place for community based organizations to present and apply for funding through the City's CDBG Program. This process involves community input and it involves the Communitywide Council, the proposals are ranked and presented to the Commission for final award. There is a certain percentage of the HUD Entitlement Fund that is used for public service agencies and crime prevention is one of the elements of the agency fund distribution. CDBG funds have a ceiling distribution amount of 15%, if the City Commission wishes to augment the CDBG money with general funds to increase the public service agency distribution that could be done. He explained proposals come in and are evaluated by the Communitywide Council through ranking. Since it has been determined crime prevention is a high priority of the City Commission, the Communitywide Council will be informed to reevaluate the ranking process.

The Commission agreed to $5,000 being allocated out of the general budget, solely, for the children to attend the educational crime prevention program with the groups to be determined by the Communitywide Council. An additional $10,000, from the restricted reserve, is to be allocated to the CDBG Communitywide Council to augment the CDBG funds specifically for youth and crime prevention.

Mr. Bradshaw stated with direction from the Commission, staff would look into the costs of a

consultant to evaluate the City's legal efficiencies and make recommendations back to the Commission as suggested by Mayor Hudson. It was suggested by Commissioner Becht that staff work up a scope of work and specific questions to ask the consultant to insure the best return and recommendations.

Ms. Johnson confirmed for Commissioner Perona the budget line item for United for Animals does include $10,000 for the spay and neuter program.

Mr. Schwerer stated the City is closing on the FPRA property tomorrow on July 31, 2014. Secondly, Mr. Schwerer is working with the FPUA Council on a final draft of the Utilities Authority Advance Agreement for the $1,250,000 that will be coming to the Commission shortly.

6. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 11:02 a.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 5. b.**

Meeting Date: 08/18/2014

Re: Minutes

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from the August 4, 2014 Meeting.

Attachments

Minutes

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, AUGUST 4, 2014.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Pastor Bobby Hopkins of Fairlawn Baptist Church 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 of the July 21, 2014 Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the Minutes of the Regular Meeting on July 21, 2014.

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

Passed

6. **PROCLAMATIONS**

a. Mayor Linda Hudson accepted a Certificate of Completion awarded to her 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. Mayor Hudson issued a Proclamation declaring August 2014 as Marine Debris Removal Month. It was received by Capt. Don Voss.

7. **LETTERS TO COMMISSION**

8. **COMMENTS FROM THE PUBLIC**

Mr. George Gibson, 1401 Reynolds Court
Mr. Patrick Henry, 1123 Granada Street
Mr. Roy Darby, 619 South 6th Street
Ms. Anita Greenstein
Ms. Gerrie Purcell
Rev. John Lee, 1204 Avenue K
Ms. Ingrid VanHekken
Mr. Cleaver Hayling, 913 North 17th Street

Dr. Gina Dean, 1005 Kentucky Avenue
Ms. Peggy Decina
Ms. Diane Barbrey

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.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve the Consent Agenda in its entirety, Items **0, 9a - 9e.**

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

Passed

10. PUBLIC HEARINGS

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

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

Ms. Peggy Arraiz, Code Enforcement Director, appeared with a presentation. She stated everything put forth is based on recommendations from multiple entities. Since Code Enforcement was tasked over two years ago with drafting this ordinance, surveys have been conducted, multiple meetings with different groups were held and committees and research was gathered from other municipalities that currently have vendors in place. She explained the differences between vendors, itinerant merchants and special events, identifying the dos and don’ts of the vendor permit. Ms. Arraiz explained an application may be denied if an applicant has been convicted of a crime of moral turpitude, fraud or sale of a controlled substance. Although the decision process is weighted, having been convicted is not something that would absolutely deny an applicant a license.

Ms. Arraiz is to amend the requirements of ice cream trucks. The current ordinance does not

permit them to play music by hospitals, schools and churches; she will amend to specify days and times when they can continue the music when schools are out and church is not in session. She clarified to the Commission if vendors are not licensed by the state and they set up roadside stands to prepare, cook and sell food, that would be prohibited; it would be illegal to do that.

Commissioner Perona expressed concern about the financial commitment that was made by the City's existing setablishments, with no menu restrictions, we are allowing people to go out there and compete with them. Ms. Arraiz responded that there are a lot of communities that do not allow roadside vending, that are very similar to what the City has now with no vending.

Mayor Hudson opened the Public Hearing.

Ms. Carole Mushier, President of the South Beach Association, has concerns with the ordinance. Ms. Mushier states concerns are primarily with the inclusion of mobile food vendors, both trucks and carts, at city selected locations on South Beach. She states we have a strong commitment to our permanently based, tax paying restaurants and food service businesses on the island and even more important are the safety factors at the recommended locations. Route A1A is the main thoroughfare on the island; it is a two lane road with bike paths and sidewalks, and there should be a restriction for food vendors in Public parks and parking lots stated in this ordinance. They suggest an addition to Section 9-111(b) that public parks be added to schools and churches with a 300' restriction since they all share the same safety concerns. She feels that at the very least, there should be a restriction for food vendors prohibiting them in public parks and parking lots stated in the ordinance. In closing, the South Beach Association asks the Commission consider their recommendations to add public parks as a 300' restriction for mobile food vendors and reject the recommended locations on South Beach.

Mr. Robert Brown commented on persons that have a criminal record; he stated if we are trying to keep these people from being repeat offenders we need to allow them the opportunity to make a living by any legal means necessary. He stated the ordinance does not serve the community where he lives favorably.

Mr. Cleaver Hayling said ditto.

Mr. Willie Reynolds commented we keep adding to the police department to do more and more, the police in this city have more than they can handle with crime.

Mr. Bruce Murray, leader of the St. Lucie County Sheriff's office Citizens Patrol Group covering the South Beach area, feels this is a well drafted ordinance so far and the opinions he is expressing are strictly his own. He has concerns however, on street and pedestrian safety and overall general parking at the parks. There are constant debates about parking and people getting blocked that the patrol group deal with on a continual basis. The City is going to be creating an attractive nuisance, views are going to get blocked and drivers are going to get distracted and this will all be going on in an area full of families and children. He stated he is unsure if the vendors are necessary when there are so many options already available.

Mr. Marion Matthews inquired of non-profit door to door sales, referring to the Girl Scouts. Ms. Arraiz responded they are exempt and addressed in the ordinance.

Mr. Rick Reed stated the greatest way out of crime is hard work. He asked that the City not prohibit someone from trying to better themselves and turn their lives around, it's a moral question and he is asking to not make it harder on the people.

Ms. Charlena Dayer stated she has been cleaning the south beach parks for several months now, most of the trash collected is food debris. She feels the food trucks will be making even

more debris on the beaches outside of the 25' zone. To help the environment she would like to see the vendors using recyclable materials, with no glass or foam to save the environment and better protect the marine life. She also wanted to second the safety concerns already mentioned.

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

Mayor Hudson clarified that one of the reasons this ordinance came to be was not to punish people but to make it legal for those that are already operating.

Commissioner Perona stated if we can train the people to look for the food vendor then we can train them to look for the invested businesses that are already there. Those brick and mortar establishments have paid the big dollar to be there and we are considering throwing in a cheap and easier way for someone to go out there and compete with them. He does not feel he can support this food vendor movement, excluding the produce vendors, because there are so many negatives to consider. We have traffic issues and we also have trash issues that have created double shifts for Public Works. He stated he cannot support the food vending portion of the ordinance, he thinks it causes too many problems and the City will be sorry if it's put into force.

Commissioner Becht explained it is a mischaracterization to say protecting the existing businesses; it is protection of the employees of the business owners, the suppliers and purveyors as well as the customers of the establishments. We are trying to preserve an existing business base which has employees.

Mr. Schwerer suggested to the Commission to leave the appellate process with the City Manager for now and see how many appeals are received and monitor how the appeal is being handled by management to determine if there is a need to switch it to the Commission with an ordinance amendment.

Chief Baldwin was tasked by the Commission to work with Ms. Arraiz to compile a more structured requirement for the criminal background checks, not to be so subjective.

Ms. Arraiz recapped with the Commission; we are going to work with the Police Chief on the criminal backgrounds, we are removing all use of City property, we are to add 300' from the parks, and the appeal process is staying with the City Manager.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to postpone to staff recommended Regular Meeting September 2, 2014.

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

Passed

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

Mr. Nick Mimms and Ms. Libby Woodruff appeared and were available for questions and a staff recommendation to move forward with the approval with the plan as submitted. If there is a reallocation recommendation from the Commission the plan can be revisited and amended as has been done in the previous year.

Ms. Woodruff stated there was additional information attached to the agenda item in the Commission packets. As requested at the July 21, 2014 meeting, she has provided the Commission with a list of contractors for the 2013-14 commercial façade grants, primarily of the

Fort Pierce area.

Mayor Hudson opened the Public Hearing.

Mr. Cleaver Hayling stated the need to have a commitment to come back with amendments and address some concerns of this plan, even though he does understand the time constraints. He has serious concerns about providing Fort Pierce taxpayer money for the Dan McCarty track.

Mr. Robert Brown of the Fort Pierce NW Community Project explained this organization's interest is to receive an explanation and accountability of the activities of the expenditures that are to benefit low and moderate income persons such that it becomes clearer that none of those funds are utilized in the 30% discretionary projects. They find allocating funds of $23,000 to resurface and improve the track at Dan McCarty unacceptable. The area is not accessible during school hours which limit the benefits substantially. They feel the money can be of a greater benefit to low and moderate income persons than wasted on a walking trail that belongs to the St. Lucie County School District.

Mr. Rick Reed stated 47% of the budget is allocated to Code Enforcement, infrastructure and administration and he does not feel that government should be paying government to be government.

Mr. Marion Matthews stated he likes things to be done legally and was pleased to hear the plan can be amended. He feels the plan should be presented in layman terms so everyone can understand what is being expended.

Mr. Bob Burdge provided a brief presentation of the history of the Dan McCarty Track and to request the City continue with this project. He stated this track serves the community as a whole; the City, through Urban Development, is initiating the final aspect of finishing the track so it can continue to be used by the City and County residents. The Planning Board, on March 12 made a motion and a second to have an interlocal agreement established for the Dan McCarty School Track to be used as a City park, which was sent to the City Manager's office for continuation to the Commission.

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

Commissioner Sessions stated he is not arguing the investment; he would like to see a stronger interlocal agreement in place. He was hoping for the City to have a more direct impact and more control of this investment. He suggested a need to partner with the School Board to utilize more facilities like gymnasiums and parks to give the youth an opportunity to have some form of supervised activity.

Commissioner Becht agreed there is a diverse group of people that currently uses this track and he feels the City would be better received by the County for joint use agreements if the City partnered with Port St. Lucie and approached the School Board together with a request of dialogue.

Mayor Hudson reopened the Public Hearing.

Ms. Michelle Berger of Port St. Lucie stated she cannot represent the entire Council but will say that there has been a good working relationship in the past. She agrees, both cities have fantastic opportunities to partner with the school district and give some opportunity for the kids to get in and play rather than get into trouble. She thanked the Commission for the opportunity to speak and she will take everything back to Council and make sure her Mayor or City Manager reaches out to Mayor Hudson or to Mr. Bradshaw with where Port St. Lucie currently is regarding this matter.

Mayor Hudson closed the Public Hearing.

Commissioner Perona wanted to thank staff and the Communitywide Council. He is happy with the fact the City is going to review this as they move forward and if there are amendments we have to make, this Commission will make them.

Mr. Mimms responded to Commissioner Becht that this plan is in full compliance with all HUD regulations. The City was recently audited by HUD and we did very well, they were very pleased with the direction of our City.

Commissioner Alexander wanted it known he has no objections either to the plan or anything that has been said.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve 2014-15 CDBG Action Plan.

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

Passed

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.

Ms. Sandy Ramseth, Senior Planner, appeared with a presentation and staff recommendation that the City Commission approve the Conditional Use with the following stipulation: that the Engineering comments are satisfied at the time of the building permit application.

Mayor Hudson opened the Public Hearing.

Mr. Harold Smyth stated he was available to answer any comments or questions. He responded the plans do call for ceiling fans on the north side but they are looking at scuppers to get most of the heat out, they have also looked into misters. They are hoping with the open awning, the air will move freely.

Mr. Rick Reed stated he is all for businesses but has a concern about the required lighting of establishments that serve liquor. He said they don't have it. Other establishments have been directed to meet the lighting requirements and he is against everybody not playing on the same even field.

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

Ms. Ramseth stated on the original liquor license, dated 2012, as per section 3-14 of minimal requirements of on premise consumption the liquor license is appropriate and was approved. No comments concerning lighting were made by the Planning Board or the TRC, this application was so small it was not something that required a lighting survey. Commissioner Becht inquired as to who signed the original application, Ms. Ramseth indicated it was signed by Steve Weaver.

Motion was made by Commissioner Thomas Perona, seconded with discussion by Commissioner Reginald Sessions.

Commissioner Sessions stated Fort Pierce Inlet Beach Resort is a great asset and he applauds them and their efforts; they have made a tremendous change to the City's jetty area in such a short period of time.

Commissioner Alexander commented on the lighting restrictions for turtles, there is a watchdog in that community if they break the rules, they will hear from the public.

Commissioner Perona wanted to thank the managers and the owners of the establishments at the Jetty Park for stepping forward and assisting with the clean ups and making sure the park is presentable to the next day groups and activities. Thanks for the help and the partnership.

Mayor Hudson stated for the record, Mr. Smyth is her nephew and according to Statute voting will not be a conflict.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the Conditional Use at Fort Pierce Inlet Beach Resort LLC.

Commissioner Becht abstained from the vote because he represents the applicants requesting the conditional use and filed Form 8B as required.

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

Passed

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.

Kori Benton, Historic Preservation Officer, appeared with a presentation and indicated 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; staff recommends approval of the request.

Mayor Hudson opened the Public Hearing.

Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Site Plan and Conditional Use at 1613 Thumb Point Drive.

Commissioner Becht abstained from the vote because he represents the applicants requesting the conditional use and filed Form 8B as required.

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

Passed

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.

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation with a staff recommendation that the City Commission approve the conditional use request with the following conditions; installation of a bike rack before the 2014-2015 school year and directional signs be installed as needed to adequately delineate drive aisles designated for student delivery and pickup prior to the 2014-2015 school year.

Mayor Hudson opened the public hearing.

Councilwoman Berger wanted to say she is completely envious of what is transpiring and the

vision of this Commission, the entire county does benefit by what is going on in Fort Pierce. She stated she is also jealous of this opportunity of a world class facility up to the high school level and Fort Pierce will be very proud of the amount of exposure they will receive. As a mom there are limited opportunities that offer a unique experience, not just a quality education for your children. This school being here, in our backyard along with the partnership with the Smithsonian, that is unique.

Ms. Amy Aycock, President of the Parent Teacher Organization at St. Andrews, came forth to let the Commission know they value the Commission's time and they have worked so hard and are very excited about the expansion plans. There are 200 children enrolled for the upcoming year and she would appreciate the Commission's continued support of this project.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reggie Sessions to approve Conditional Use for St. Andrew's Episcopal Academy.

Commissioner Becht likes the idea the school is in the downtown but he has a concern with the traffic issue. Mr. Stoddard stated a full traffic study will be provided when the entire campus is presented to the Commission.

Ms. Angelione responded the school is going to stagger when the kids are to come in, they have already moved their beginning and ending times and have no problem with this being made a condition of approval.

Commissioner Alexander stated he does not see the school generating the kind of traffic that is generated in downtown Fort Pierce on Saturdays, the whole downtown is shut down because of traffic.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Conditional Use for St. Andrew's Episcopal Academy.

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

Passed

f. Ordinance No. 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)

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

Mr. Kori Benton, Historic Preservation Officer, appeared with a brief overview and staff recommendation that the City Commission consider the proposal by the applicant and direct staff to prepare a revised ordinance for the abandonment including current provisions outlined by staff: the dedication of the proposed public access parcel as presented by St. Andrew's, a Developer's Agreement detailing amenities within the public access parcel, the bulkhead abutting their privately held property, and include a reverter clause that authorizes the City of Fort Pierce to regain ownership of Boston Avenue extension if a Site Plan is not approved by the City Commission within 12 months.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Mr. Benton stated a member of the city management indicated the City of Fort Pierce currently

owns the bulkhead to the termination of Melody Lane and Boston Avenue extension to the point. However, the proposal from staff is that the Developer's Agreement outlines the property owner is to maintain this bulkhead.

Commissioner Perona stated he has a problem with the City moving on this ordinance and abandoning this extension on the basis of a conceptual plan. He suggests the Commission go ahead and pass this ordinance on first reading but postpone the second reading until the City has a formal site plan agreement in place. He wants to make sure he represents everyone in the community and that everyone is on the same page. The City is very supportive in all St. Andrew's efforts; Commissioner Perona wants our process done accordingly.

Mr. Schwerer responded there could be legal issues with the proposed reverter clause only because it states only if they do not get an approved site plan within 12 months it will revert back. There has to be a public hearing on site plans, it is almost as if the City is agreeing they are going to have an acceptable site plan, we then have the obligation and duty to deliver that. Otherwise, the City may be guilty of a claim they were not proceeding in good faith just to get the property back. Mr. Schwerer would prefer not to deal with a reverter clause, when we abandon a property it is permanent. He stated the reverter clause they would draft, if directed to, would be considerably different than the one presented. The City is looking at a condition that states site plan approval which requires a public hearing. This is completely different than the condition of obtaining a building permit, which is totally in the control of the applicant and totally in the control of the applicant's timing.

Commissioner Becht stated that 90% of developers come before the City with their site plans stating this is what we intend to build with the request of the City to abandon at that same time; one absolute for another absolute. He explained this is the typical procedure and that St. Andrew's is doing it differently than 90% of the developers.

Mr. Schwerer recommends the Commission be as detailed as possible that the abandonment is subject to all three conditions: 1. dedication of the public access parcel 2. a developer's agreement that is negotiated in detail and the commitments acceptable to the Commission and 3. reversionary clause dealing with the site plan so the actual abandonment would not become effective until all the satisfaction of each one of those conditions and any other conditions the Commission wished to include.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance No. 14-018 with staff recommendations on the first reading.

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

NAY: Commissioner Edward Becht, Commissioner Thomas Perona

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

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

Mr. Abramowicz appeared with a presentation of their new billing template. The customers of FPUA began receiving a new form of utility bill beginning June 2014. The new bill has a breakdown of the utilities used and consumed identifying the charged rates and taxes along with a twelve month utility history of the addressed parcel.

Mr. Schwerer responded that in the past, there has been debate and discussion between the Commission, the public, the Landlord's Association and various others about placing the solid

waste fees and charges on the property owner's tax bills and then decided not to do this. He stated if the Commission wanted to have this discussion his recommendation would be for the City Clerk to provide the previous information as background history of the issues raised at that time.

12. CITY COMMISSION

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

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

13. COMMENTS FROM THE CITY MANAGER

a. Departmental Activity Report

Mr. Bradshaw stated the City is in the final stages of the 2014-15 budget process. He also wanted to congratulate Commissioner Sessions on the Second Chance Summer Academy; this is a very positive program.

Mr. Schwerer announced pursuant to Florida Statute 286.011 he requires consultation with the Mayor and Commissioners on a pending lawsuit, Angela Wilkinson vs. City of Fort Pierce, which is filed in Federal District Court. The scheduling of an executive session, out of the sunshine meeting with the Commission will occur immediately following the next City Conference Agenda Meeting scheduled for August 11, 2014.

14. COMMENTS FROM THE COMMISSION

Commissioner Alexander had no comment.

Commissioner Perona had no comment.

Commissioner Sessions had no comment.

Commissioner Becht stated the action minutes are not what he wants. He is looking for who is going to do what by when. He is currently seeing summaries and not the actions. He is specifically looking for what's going to happen; who is going to do it and when it is going to be done by and feels this could help reduce attorney fees once the City gets a handle on these things. He stated East West Yachts and James and Patricia Herndon dba Best Car Wash are very behind with their lease to the City. He asked who is going to follow up and when.

Mr. Bradshaw commented he will get with staff and provide the requested information to the Commission.

Mayor Hudson stated the Board of County Commissioners will be having an informal discussion August 12, 2014 on the Port. Anyone that is interested it will be Tuesday at 9:00 a.m.

15. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 11:42 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 5. c.**

Meeting Date: 08/18/2014

Re: Minutes 08.11.2014 Closed Meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from August 11, 2014 Closed Session.

Attachments

Minutes

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE THIRD FLOOR CONFERENCE ROOM, CITY HALL, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 10:30 A.M. ON MONDAY, **AUGUST 11, 2014.**

1. **CALL TO ORDER -** The meeting was called to order by Mayor Linda Hudson at 10:46 a.m.

2. **PLEDGE OF ALLEGIANCE** was recited.

3. **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
Assistant City Attorney James Walker

4. Mayor Hudson announced that the meeting will take approximately 45 minutes. She also announced that those present were: Mayor Linda Hudson; Commissioners Rufus Alexander, Edward Becht, Thomas Perona, and Reginald Sessions; City Attorney Robert Schwerer; Assistant City Attorney Jim Walker, City Manager Robert Bradshaw and a court reporter.

5. City Clerk Linda Cox said this is a Special Closed Meeting (Attorney-Client Session) of the City Commission of the City of Fort Pierce, Florida, pursuant to Florida Statute 286.011(8) to discuss settlement negotiations or strategy session related to litigation expenditures in connection with pending litigation:

Treasure Coast Marina, LC, et al vs. Ken Pruitt and City of Fort Pierce, et al (Case No. 562011CA002968, Circuit Court of the 19th Judicial Circuit) and

Wilkinson vs. City of Fort Pierce(Case 2:14-cv-14269-DMM, Federal District Court).

The session shall be recorded by a certified court reporter.

6. At this time, City Clerk Linda Cox left the meeting and will return to reopen the meeting at the conclusion of the special meeting. In accordance with Florida Statute 286.011(8), the transcript shall be made part of the public record upon conclusion of the litigation.

7. City Clerk Linda Cox returned to the meeting and Mayor Linda Hudson announced the session was over 11:54.

8. **ADJOURNMENT -** The meeting was adjourned at 11.54 a.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 08/18/2014

Re: Blanket Purchase Order # 140263 for Wuesthoff Medical Center

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

---

SUBJECT:

Approval to increase Blanket Purchase Order # 140263 for Wuesthoff Medical Center from $9,500 to $16,000.

SUMMARY:

The Police Department requests that Blanket Purchase order # 140263 for Wuesthoff Medical Center be increased from $9,500 to $16,000. Wuesthoff Medical Center provides blood alcohol and qualitative drug screens for the Fort Pierce Police Department, as well as all other law enforcement agencies and the Federal Bureau of Investigation in the 19th Judicial Circuit.

This adjustment is necessary, because the police department has increased DUI enforcement activity by 47% with 174 arrests to date this year, compared to 118 last year. This additional activity has increased the need for laboratory analysis services provided under this contract.

Wuesthoff Medical Center is the only known source to meet the Police Department's specialized needs for analyzing blood evidence.

RECOMMENDATION:

Approve the request.

ALTERNATIVES:

None.

RESPONSIBLE STAFF:

Deputy Chief Frank J. Amandro, Support Services Bureau

COORDINATED WITH:

Stephanie Smith, Fiscal Manager
Lt. Christopher Bender, Support Services Bureau

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2014
Account:	001.3002.521.3180
Amount:	$6,500

FISCAL IMPACT:

The requested funds are available in line item # 001.3002.521.3180 for Medical Services. No increase to the police department's FY2014 budget allocation is required.

Attachments

Blanket PO #140263

ORDERING DEPT.

PURCHASE ORDER

1

CITY OF FORT PIERCE, FLORIDA

CITY HALL - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
(772) 467-3000

FOR PROMPT PAYMENT SEND INVOICES TO:
CITY OF FORT PIERCE
ATT: FINANCE DEPARTMENT
P.O. BOX 1480
FORT PIERCE, FL 34954

VENDOR
WUESTHOFF MEDICAL CENTER ROCKL
6800 SPYGLASS CT
MELBOURNE, FL 32940

SHIP TO
CITY OF FORT PIERCE
POLICE DEPT.
920 S. U.S.1
FORT PIERCE, FL 34950

DATE	DELIVERY DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #
10/30/13	10/14/13	232503	DEST	NET	140263

QUANTITY	U/M	DESCRIPTION	STOCK NUMBER	UNIT COST	AMOUNT
		********** CHANGE ORDER **********			
5500	EA	BLOOD ALCOHOL/QUALITATIVE DRUG SCREEN EFFECTIVE DATE: 10/1/13 EXPIRATION DATE: 9/30/14 NOT TO EXCEED: $5,500.00		1.0000	5500.00
4000	EA	ADDITIONAL FUNDS FUNDS NECESSARY TO COVER THE REMINDER OF FY2014		1.0000	4000.00
				SUB-TOTAL	9500.00
				TOTAL	9500.00

REMARKS:
SOLE SOURCE
THIS IS THE ONLY KNOWN SOURCE TO MEET OUR NEEDS FOR EVIDENCE SUBMISSIONS OF BLOOD ALCOHOL QUALITATIVE DRUG SCREENINGS AT THE FPPD. THIS COMPANY IS USED FOR ALL POLICE AGENCIES/FBI IN THE 19TH JUDICIAL. THIS IS THE CLOSEST TESTING CENTER TO MEET OUR SPECIFIED NEEDS AND REQUESTS FOR PROCESSING EVIDENCE FOR PERSUAL OF COURT CASES.
SSB D/C AMANDRO
EVIDENCE CASES

TAX NUMBER 85-8012621595C-2

1400000012
GELENCIA CARTER

TERMS & CONDITIONS

PLEASE READ CAREFULLY

1 – THE RIGHT IS RESERVED TO CANCEL THIS ORDER IF NOT FILLED WITHIN THE CONTRACT TIME, IF SPECIFIED.
2 – THE CONDITIONS OF THIS ORDER ARE NOT TO BE MODIFIED BY ANY VERBAL UNDERSTANDING.
3 – ACCEPTANCE OF THIS ORDER INCLUDES ACCEPTANCE OF ALL TERMS, PRICES, DELIVERY INSTRUCTIONS, SPECIFICATIONS AND CONDITIONS STATED.
4 – INVOICES AND PACKAGES MUST BEAR THIS ORDER NUMBER.
5 – THE CITY ASSUMES NO RESPONSIBILITY FOR GOODS DELIVERED WITHOUT THE AUTHORITY OF A PROPERLY EXECUTED PURCHASE ORDER.
5 – PLEASE FORWARD ALL INVOICES TO FINANCE DEPARTMENT.
7 – PURCHASE ORDERS EXCEEDING FIVE HUNDRED DOLLARS MUST BEAR TWO SIGNATURES.

CITY ACCOUNT CODE NUMBER 001-3002-521.31-80

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

ORDERING DEPT.

PURCHASE ORDER

2

CITY OF FORT PIERCE, FLORIDA

CITY HALL - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
(772) 467-3000

FOR PROMPT PAYMENT SEND INVOICES TO:
CITY OF FORT PIERCE
ATT: FINANCE DEPARTMENT
P.O. BOX 1480
FORT PIERCE, FL 34954

VENDOR
WUESTHOFF MEDICAL CENTER ROCKL
6800 SPYGLASS CT
MELBOURNE, FL 32940

SHIP TO
CITY OF FORT PIERCE
POLICE DEPT.
920 S. U.S.1
FORT PIERCE, FL 34950

DATE	DELIVERY DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #
10/30/13	10/14/13	232503	DEST	NET	140263

QUANTITY	U/M	DESCRIPTION	STOCK NUMBER	UNIT COST	AMOUNT
		********** CHANGE ORDER **********			
		ADDITIONAL FUNDS REQUESTED ON 3/19/18 BY POLICE DEPT SR. ACCTG CLERK INCREASED BY $4000 (PO CHANGED ON 3/19/18 BY GC)			

TAX NUMBER 85-8012621595C-2

1400000012
GELENCIA CARTER

TERMS & CONDITIONS

PLEASE READ CAREFULLY

1 – THE RIGHT IS RESERVED TO CANCEL THIS ORDER IF NOT FILLED WITHIN THE CONTRACT TIME, IF SPECIFIED.
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CITY ACCOUNT CODE NUMBER: 001-3002-521.31-80

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Approval No. _____
By: _____

SOLE SOURCE JUSTIFICATION

(Waiver of Competitive Bids)

VENDOR NAME & ADDRESS: Weustoff
~~375 Commerce Parkway Suite 103~~ 6800 Spyglass Ct
Rockledge, FL ~~32955~~ 32940

COMMODITY:(GENERAL DESCRIPTION): Blood alcohol qualitative drug screening

PLEASE CHECK ENTRY BELOW THAT APPLIES TO THE PROPOSED PURCHASE. ATTACH ADDITIONAL DATA OR SUPPORT SOCUMENTATION AS INSTRUCTED BELOW.
SOLE SOURCE JUSTIFICATION

1. _____ PARTS / EQUIPMENT CAN ONLY BE OBTAINED FROM ORIGINAL MANUFACTURER – NOT AVAILABLE THROUGH DISTRIBUTORS.

2. _____ ONLY AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER.

3. _____ PROPRIETARY ITEM / SERVICE.

4. _____ PARTS / EQUIPMENT NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER (COMPATIBILITY).

5. X THIS IS THE ONLY KNOWN ITEM / SOURCE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION (EXPLAIN BELOW).

6. _____ PARTS/ EQUIPMENT ARE REQUIRED FROM THIS VENDOR TO STANDARDIZATION (EXPLAIN BELOW).

7. _____ OTHER. EXPLANATION IS FURNISHED BELOW.

COMMENTS / EXPLANATION:
This is the only known source to meet our needs for evidence submissions of Blood Alcohol Qualitative Drug Screenings at the Fort Pierce Police Dept. This company is used for all police agencies / FBI in the 19th Judicial. This is the closest testing center to meet our specified needs and requests for processing evidence for persual of court cases.

BASIS OF THE FOREGOING, I RECOMMEND THAT COMPETITIVE PROCUREMENT BE WAIVED AND THAT THE SERVICE OR MATERIAL ON THE ATTACHED REQUISITION BE PURCHASED AS A SOLE SOURCE COMMODITY.

SIGNED: _____

REQUISITIONER

_____ 10/22/13
DEPARTMENT HEAD

_____
PURCHASING DEPARTMENT

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

Meeting Date: 08/18/2014

Re: Demolition Lien Reduction - 703 N 23rd Street

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

---

SUBJECT:

Waive interest, penalties, administrative fees in the amount of $3,630.96 for Demolition Lien totaling $11,275.46 against 703 N 23rd Street, owned by Milagros Suarez contingent upon payment of $7,644.50 within 60 days.

SUMMARY:

Milagros Suarez, 1001 NW 17th Court, Miami, FL 33125, owner of 703 N 23rd Street, has requested the City waive interest, penalties, administrative fees, and a portion of the hard costs in the amount of $10,075.46 leaving a balance due of $1,200.00.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees in the amount of $3,630.96 leaving a balance of $7,644.50 due and payable within 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: 7,644.50

OTHER INFORMATION:

$7,644.50 to the general fund.

Attachments

Request for Reduction

Tax Card

Breakdown

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:	703 N 23RD ST. Fort Pierce				
Owner(s) of record:	Mi La Gros Sunkes				
Mailing address:	1001 NW 17 CT. Miami FL. 33125				
Property tax ID #:	2404-710-0038-000/1				
Original purchase date:	05/03/2004	Original purchase price:	US $ 17,000.-		
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	Mi La Gros Sunkes	Relationship to owner(s):	owner		
Telephone #:	786-229-7782	Mobile phone #:	786-229-7782		
E-mail:	Millies@Bellsouth.net	Preferred contact method:	e-mail		
What are owner(s) intentions for property:	SALE				
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?	US $ 11,245.56	
Is property listed for sale?	☐ No	☒ Yes	If yes, what is listing price?	US $ 1,200.-	
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 11,043.16
Administrative fees	$ 200.-
Interest	$ 2.40
Penalties	$
TOTAL AMOUNT DUE TO CITY	$ 11,245.56
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 10,045.56
DOLLAR AMOUNT I AGREE TO PAY	$ 1,200.-

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)

M. La Gros Sunkes
(Printed Name)

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 21 2014
CODE ENFORCEMENT
CITY OF FORT 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: 703 N 23RD STREET, FORT PIERCE

Property Owner: MILAGROS SUAREZ

Mailing Address: 1001 NW 17 CT. MIAMI FL 33125

Telephone #: 786-229-7732 Cell Phone #: 786-229-7732

E-Mail Address: MILLIES@BELLSOUTH.NET

Is the property in compliance? YES If no, please explain AT THIS SPECIFIC TIME THE PROPERTY IS IN COMPLIANCE BECAUSE THE CITY DEMOLISHED THE HOUSE AND MOWED THE LANDSCAPING

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, MILAGROS SUAREZ, 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:

I NEED THIS DEPARTMENT TO PLEASE HELP ME WITH THE CHARGES APPLIED TO THIS PROPERTY DUE TO THE FACT THAT I LOST MY FULL TIME JOB 3 YEARS AGO.

I PAID US $ 200.00 (TWO HUNDRED) FOR MOWING THE LAWN BUT ACTUALLY I AM UNABLE TO PAY US $ 11,000 (ELEVEN THOUSAND) FOR THE STRUCTURE DEMOLITION.

I AM HUMBLY REQUESTING A REDUCTION OF US $ 7000 (SEVEN THOUSAND), I CAN PAY US $ 4000 (FOUR THOUSAND) WITH A PAYMENT PLAN.

YOUR ASSISTANCE AND COOPERATION WILL BE GREATLY APPRECIATED.

Date: 06/09/2014

Signed: _____

Print Name: MILAGROS SUAREZ

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority MILAGROS SUAREZ who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FL. ID — as identification.

SWORN TO AND SUBSCRIBED before me this 9 day of JUNE, 2014.

Notary Public State of Florida
Ailin E Arocho
My Commission FF 071144
Expires 01/31/2018

_____

Notary Public, State of Florida

3444

L.E.B. DEMOLITION & CONSULTING CONTRACTORS, INC.

12805 S. Indian River Drive
Jensen Beach, FL 34957
Ph: (772) 229-8575
Fax:(772) 229-3036

RECEIVED
MAR 2 6 2008
FORT PIERCE
REDEVELOPMENT AGENCY

Invoice

Date	Invoice #
3/24/2008	08/1049

Bill To

City of Fort Pierce Purchasing Dept.
100 N. U.S. Hwy. #1
P.O. Box 1480
Ft. Pierce, Florida 34950

P.O. No.	Terms
080907	Due on receipt

Description		Amount
Re: Demolition work completed as per contract agreement		
Location: 703 North 23rd. St.		
Scope of Work: Demolition of structure	1806 Sq. Ft. @ $ 3.25 per foot	5,869.50
Permit		130.00
Box Blading of Lot		150.00
Fill Dirt	2 loads @ $140.00	280.00
Sodding of Lot	4050 Sq. Ft. @ $ .30 per foot	1,215.00
Asbestos survey		600.00

RECEIVED
MAR 27 2008
FINANCE DEPT.

RECEIVED
MAR 26 2008
Bldg and Code Enforcement
Department

APPROVED
FPRA DIRECTOR
MAR 26 2008
FORT PIERCE
REDEVELOPMENT AGENCY

Please remit to above address.

Total $8,244.50

7644.50

3/27/08

PROPERTY RECORD CARD

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

Property Identification

Site Address:	703 N 23rd St	ParcelID:	2404-710-0038-000-1
Sec/Town/Range:	04 :35S :40E	Account #:	17385
Map ID:	24/04S	Use Type:	Vac Res
Zoning:	R4	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Milagros Suarez
Address: 1001 NW 17th Ct
Miami FL 33125

Legal Description

ELDORADO S/D BLK 2 LOT 12 (OR 2095-681)

Sales Information

Date	Price	Code	Deed	Book/Page
5/3/2004	17000	01	QC	2095 / 0681
5/20/2003	13500	00	WD	1716 / 0711
1/1/1900	0			/

Assessment 2013

2013 Final:	1200
Assessed:	1200
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	30.67

Total Land and Building

Land Value: 1200 Acres: 0.15
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	0000-Vac Res	BI -Front Ft	47	135

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

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **DEMOLITION LIEN REDUCTION**
703 N 23rd Street, Fort Pierce, FL

DATE: August 18, 2014

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
Demolition Lien (03/31/2008) Redevelopment	$7,644.50	$3,530.96	$100.00
TOTAL	$7,644.50	$3,530.96	$100.00

CAN BE WAIVED (ALL INTERESTS, PENALTIES & ADMIN COSTS) $ 3,630.96
CANNOT BE WAIVED (ALL DEMOLITION COSTS) 7,644.50
$11.275.46

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

Meeting Date: 08/18/2014

Re: Billboard purchase for Fort Pierce Authentic Tours program

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

---

SUBJECT:

Approve purchase of two (2) billboards for Fort Pierce Authentic Tours Program (FPAT) in the total amount of $20,150.

SUMMARY:

Fort Pierce Authentic Tours Advisory Board voted at their July 3 meeting to use a portion of the funds previously allocated to the program during the 2013-2014 CDBG program year to purchase two billboards to promote tourism in Fort Pierce from Clear Channel Outdoor.

RECOMMENDATION:

Staff recommends that the Commission approve the FPAT Board's recommendation and allow the purchase of two strategically located billboards from Clear Channel Outdoor to promote tourism in the City of Fort Pierce.

ALTERNATIVES:

Do not approve the purchase of the billboards.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administrator

COORDINATED WITH:

Nick Mimms, Deputy City Manager; Fort Pierce Authentic Tours Advisory Board

---

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2013
Account:	CDBG
Amount:	$20,150

FISCAL IMPACT:

Billboards will be paid using CDBG funds previously allocated to the FPAT program for the 2013-2014 program year.

Attachments

FPAT Billboard

FPAT Minutes

FortPierceTours.com

C. **Visit Florida Grant Award Update** (Libby Woodruff)
Award notice was in the paper today. Libby met with Walt Hines regarding design of Rack Cards. Students will produce three designs. Primary focus is to direct traffic to website. The board will vote when the designs are submitted.

D. **Update/Discussion on Billboard Availability/Pricing** (Camie Sellin)
Board reviewed and discussed information provided. Based on traffic, size and cost, it was decided that the billboards on Midway and Indrio roads looked favorable. Charlotte Bireley offered to negotiate price. **Motion by Charlotte Bireley to approve up to a maximum of $23,000 for two billboards; second by Alan Hayes; motion carried.**

E. **Update/Discussion on TV Commercial and Ad Costs** (Camie Sellin)
Board reviewed and discussed information provided. It is very costly. Discussion included the possibility of running the FPAT Power Point on the City channel and possibly the county channel. **Motion by Alan Hayes to table TV Commercial production until next month; second by Cathy Gibson; motion carried.**

F. **Template for Downtown Sign Design** (Camie Sellin)
City has offered several signs for FPAT use, FPAT just needs to design the signs to be attached. Libby spoke with Arlo Koletzky from the SLC Chamber about directing visitors to the visitor center, especially since they have extended the opportunity to run the FPAT Power Point on a large mounted flat screen TV in the Visitor Center. Arlo reviewed the existing signs to determine where need is and submitted report as to where to add signage for Visitor Center on existing signs. It is up to FPAT to decide where new signage is needed and to design templates (font size/color/verbiage, etc.). Chop Legé and Camie Sellin offered to ride around, investigate where need would be, and report next month.

G. **Treasure Coast Sportsman's Expo** (Camie Sellin)
Review and discussion of opportunity. It was determined that FPAT needs to upgrade booth, materials and banner in preparation for opportunities for exposure. Libby Woodruff offered to bring some booth designs and prices to next month's meeting.

VII. NEW BUSINESS

A. **Treasures of Fort Pierce Marketing Opportunities** (Libby Woodruff)
Review and discussion of proposal from Plythe Gibbons with regard to maintenance of FPAT's social media. FPAT board is not really familiar with Treasures of Fort Pierce site, so Camie suggested that we investigate and possibly decide to do something with her on a smaller scale. With regard to social media (facebook, tumbler, blogs, Instagram…) it is important that the focus be on FPAT and the FPAT site. Cristin Ryan (Smithsonian/SLC Aquarium) volunteered to help with social media if members send content. Charlotte suggested that every member send out a content calendar every week to FPAT marketing that lists events at your organization. Then, encourage users to like and share to build fan base. Email address to send content to is marketing@FortPierceTours.com.

B. **3rd Mail-Out for National Geographic Ad Responses** (Libby Woodruff)
Third mail-out is for almost 300 requests. Need to inventory rack cards/pamphlets to be sure every member has enough. Packets need to be assembled and volunteers are needed. Cathy Gibson will be overseeing mail-out so she will notify volunteers as to day and time.

VIII. BOARD COMMENTS

Chop Legé apologized for being so late. Asked about billboards, Charlotte gave him the update.

Clear Channel Outdoor

July 14, 2014

CONTRACT FOR OUTDOOR BULLETIN ADVERTISING

CONTRACTED BY AGENCY ON BEHALF OF ADVERTISER:			
CUSTOMER #		INVOICE	
NAME			
ADDRESS			
CITY/STATE/ZIP			
CONTACT			
EMAIL ADDRESS			
PHONE #		FAX #	
P.O. #			
ADVRTSR / PROD			

CONTRACTED DIRECTLY BY ADVERTISER:			
CUSTOMER #		INVOICE	X
NAME	Ft. Pierce Authentic Tours		
ADDRESS	100 N. US-1		
CITY/STATE/ZIP	Ft. Pierce, FL 34950		
CONTACT	Libby Woodruff		
EMAIL ADDRESS	elizabethwoodruff@city-ftpierce.com		
PHONE #	772-467-3169	FAX #	
P.O. #			
PRODUCT NAME	Ft. Pierce Authentic Tours		

Market Name / Location	Illum Y / N	No. Of Times Paint	No. Of Times Post	No. Of Bulletins Rotate	No. Of Bulletins Perm	Term In 4-Week Periods	Size	Face Rate	Rate Per 4-Week Period	Contract Total
Ft. Pierce 017579 - US 1 WS 1.2 S/O Indrio Rd. F/N Start week of 7/21/14	Y				1	13	10'6"x36'	$ 600.00	$ 600.00	$ 7,800.00
017259 - US 1 ES 0.4 N/O Midway Rd. F/S Start week of 9/29/14	Y				1	13	14'x48'	$ 950.00	$ 950.00	$ 12,350.00

Display Commences: 7/21/14

Special Instructions/ Additional Charges:

Rates are confidential and are not guaranteed upon renewal. Contract includes one free vinyl production and installation per panel. Vinyl's purchased from CCO are guaranteed for 12 months. If a vinyl is damaged or destroyed after 1 year, the vinyl will be replaced at the cusomers expense.

Space Amount	**$ 1,550.00**	**$ 20,150.00**
	$ -	**$ -**
Production Charges		
Extension Charges		
Extended Illumination		
TOTAL INVOICE AMOUNT	**$ 1,550.00**	**$ 20,150.00**

Agency/Advertiser hereby contracts for the outdoor advertising services described above upon the terms set forth above AND ON PAGES 2 AND 3, which Agency/Advertiser hereby acknowledges and confirms receipt of by executing in the space provided below. Contracts transmitted to Clear Channel Outdoor via fax machines or electronic mail are to be treated as original contracts.This contract must be signed by both Agency or Advertiser and CCO to be effective.

Agency:		**Advertiser:**	Ft. Pierce Authentic Tours
Signature:		**Signature:**	Libby Woodruff
Name:	**Date**	**Name:**	Libby Woodruff **Date**

Clear Channel Outdoor, Inc.

Signature: **Name:** Jasper Johnson, President **Date**

FOR INTERNAL USE: Contract No. File Name

A/E (s) Name / No.

New	X	Mike Ballinger/wpb1mwb
Renewal		
Takeover		

Selling Branch Address	West Palm Beach
609 Hunter Street	
West Palm Beach, FL 33405	
Phone (561) 588-6277 Fax (561) 588-0281	

Product / Class Number: TOU **Market Type:**

Clear Channel Outdoor

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

Meeting Date: 08/18/2014

Re: FY 2014 Law Enforcement Trust Fund Contributions

SUBJECT:

Approve contribution of $6,500 to the Police Athletic League from the Law Enforcement Trust Fund.

SUMMARY:

According to Florida Statute 932.7055, the police department is required to spend 15% of Law Enforcement Trust Fund revenues from forfeitures and seizures each year in support of crime prevention activities. The requested contribution will be applied to meeting the obligation for FY2014 and provide meaningful support to community based activities. This expenditure meets the requirements of Florida's Statute 932.7055.

RECOMMENDATION:

Approve the contribution request.

ALTERNATIVES:

Deny the request.

RESPONSIBLE STAFF:

Deputy Chief Frank J Amandro

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2014
Account:	102.3003.521.4830
Amount:	6500

OTHER INFORMATION:

6,500 is available within the Law Enforcement Trust Fund, line item 102.3003.521.4830, as outlined. No impact to general fund budget.

Attachments

Letter

FORT PIERCE ATHLETIC LEAGUE

903 South 21st Street Fort Pierce, FL 34950

Phone: 772-466-0606
www.fortpiercepal.com

Filling playgrounds, not prisons

Steve DiPalma
President

Donald Watson
Vice President

Jim Buchheit
Treasurer

April Lee
Secretary

Board Members
Melissa Alexander
Ann Burns
Cassandra Jackson
Audria V. Moore
Jo Moreira DaSilva
Karen Pearson
Major Patrick Tighe
Janey Singer
Barbara Webb

Executive Director
Officer Paul Pearson

Friend of PAL:

The PAL Center has 500 youth that attend our program annually. Many of the youth are underprivileged and cannot afford the high price of other youth centers. We offer Ballet, Boxing, Basketball, Flag and Tackle Football, Afterschool Mentoring, Youth Leadership, Track and Field and many other educational and sporting activities. Most activities are at no or low cost to members. Our volunteers run and operate all of our fundraising events to help off-set the cost of our programs.

By supporting our events you will be helping the children stay involved with all of our Crime Prevention Youth Programs. We are the only organization that is in direct contact with Cops and Kids at our PAL Center in Fort Pierce. Your support is needed to keep our children involved.

We are a 501(c)(3) nonprofit organization. Fort Pierce Police Athletic League does not solicit via the telephone.

On behalf of the PAL Center, and most importantly, the children who are the recipients of your gracious gesture. THANK YOU.

Yours truly,

Paul Pearson

Master Officer Paul Pearson
Executive Director FPPAL
Cell# 772.370.6162

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

Meeting Date: 08/18/2014

Re: ESRI Enterprise License Agreement

Submitted For: Marjorie Gaskin, Director, Management Information Systems, Management Information Systems

SUBJECT:

Approval of renewal of an enterprise license agreement with Environmental Systems Research Institute, Inc. (ESRI) to provide access to ESRI term license software for GIS system on an unlimited basis including maintenance for a 3 year term in the amount not to exceed $120,900.

SUMMARY:

The current three year annual subscription for ESRI Enterprise License agreement ends 09/22/2014. This agreement includes ArcGis software upgrades, ArcPad software upgrades, and Training Package at ESRI site 30 days over three year term, per student seat,10 days per Annum Instructor Led Training.

RECOMMENDATION:

To approve ESRI as a sole source vendor.

ALTERNATIVES:

None available.

RESPONSIBLE STAFF:

MIS Senior Staff

COORDINATED WITH:

Jerome Spivey, GIS Analyst Solid Waste.

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2014
Account:	00125005134675
Amount:	30300.00

FISCAL IMPACT:

Fiscal impact for other departments:
Building Department - $5,000.00
Solid Waste Department - $5,000.00

Total cost for the three year period will be $120.900.00 with $40,300.00 per annum.

Attachments

ESRI Quote

July 10, 2014

Ms. Marjorie Gaskin
City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Dear Marjorie,

The Esri Small Municipal and County Government Enterprise License Agreement (ELA) is a three-year agreement that will grant your organization access to Esri® term license software on an unlimited basis including maintenance on all software offered through the ELA for the term of the agreement. The ELA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply geographic information system (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an enterprise license agreement.

An ELA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Maintenance on all Esri software deployed under this agreement
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the ELA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the ELA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the ELA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

380 New York Street
Redlands, California 92373-8100 USA
909 793 2853
info@esri.com
esri.com

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The organization will act as an Esri reference site and will permit Esri to publicize its use of Esri software and services.

- The fee and benefits offered in this ELA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government ELA terms and conditions.

- Licenses are valid for the term of the ELA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have. To expedite your acceptance of this ELA offer:

1. Sign and return the signature page of the ELA with a Purchase Order or issue a Purchase Order that references this ELA Quotation and includes the following statement on the face of the Purchase Order: **"THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT ELA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."** Have it signed by an authorized representative of the organization.

2. On the first page of the ELA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-ELA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Robyn Garrett
rgarrett@esri.com
704-541-9810 *8640

Quotation # 20452137

Date: July 9, 2014

ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.
3325 Springbank Ln, Ste 200
Charlotte, NC 28226-3343
Phone: (704) 541-9810 Fax: (704) 541-7620
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 07/09/2014 To: 10/07/2014

Customer # 345186 Contract #

City of Fort Pierce
MIS Dept
100 N US Highway 1
Fort Pierce, FL 34950

ATTENTION: Marjorie Gaskin
PHONE: (772) 460-2200
FAX: (772) 489-2594

Material	Qty	Description	Unit Price	Total
110036	1	Populations of 25,001 to 50,000 Small Government Term Enterprise License Agreement -First year payment	35,000.00	35,000.00
115572	1	ArcPad Populations of 25,001 to 50,000 Small Government Enterprise License Agreement -First year payment	750.00	750.00
116998	1	Small Enterprise License Agreement Training Package Add-On at ESRI Site 30 Days Prepaid ILT / ILV, Over 3 Year Term, Per Student Seat, 10 Days per Annum Instructor Led Training -First year payment for 10 days	4,550.00	4,550.00
110036	1	Populations of 25,001 to 50,000 Small Government Term Enterprise License Agreement -Second year payment	35,000.00	35,000.00
115572	1	ArcPad Populations of 25,001 to 50,000 Small Government Enterprise License Agreement -Second year payment	750.00	750.00
116998	1	Small Enterprise License Agreement Training Package Add-On at ESRI Site 30 Days Prepaid ILT / ILV, Over 3 Year Term, Per Student Seat, 10 Days per Annum Instructor Led Training -Second year payment for 10 days	4,550.00	4,550.00
110036	1	Populations of 25,001 to 50,000 Small Government Term Enterprise License Agreement -Third year payment	35,000.00	35,000.00
115572	1	ArcPad Populations of 25,001 to 50,000 Small Government Enterprise License Agreement -Third year payment	750.00	750.00
116998	1	Small Enterprise License Agreement Training Package Add-On at ESRI Site 30 Days Prepaid ILT / ILV, Over 3 Year Term, Per Student Seat, 10 Days per Annum Instructor Led Training -Third year payment for 10 days	4,550.00	4,550.00
			Item Total:	120,900.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Robyn Garrett **Email:** rgarrett@esri.com **Phone:** (704) 541-9810 x8640

The items on this quotation are subject to the terms set forth herein and the terms of your agreement with Esri, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal, which are incorporated by reference. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Acceptance is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's products and services.

If sending remittance, please address to: Esri, File No. 54630, Los Angeles, Ca 90074-4630

GARRETTR **This offer is limited to the terms and conditions incorporated and attached herein.**

Quotation # 20452137

Date: July 9, 2014

ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.
3325 Springbank Ln, Ste 200
Charlotte, NC 28226-3343
Phone: (704) 541-9810 Fax: (704) 541-7620
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 07/09/2014 To: 10/07/2014

Customer # 345186 Contract #

City of Fort Pierce
MIS Dept
100 N US Highway 1
Fort Pierce, FL 34950

ATTENTION: Marjorie Gaskin
PHONE: (772) 460-2200
FAX: (772) 489-2594

Subtotal:	120,900.00
Sales Tax:	0.00
Estimated Shipping & Handling(2 Day Delivery) :	0.00
Contract Pricing Adjust:	0.00
Total:	$120,900.00

The following items are optional items listed for your convenience.
These items are not included in the totals of this quotation.

Material	Qty	Description	Unit Price	Total
130595	1	ArcGIS Online Service Credits; Block of 1,000	100.00	100.00
130591	1	ArcGIS Online Additional User 5 Pack for Level 3 Plan	875.00	875.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Robyn Garrett **Email:** rgarrett@esri.com **Phone:** (704) 541-9810 x8640

The items on this quotation are subject to the terms set forth herein and the terms of your agreement with Esri, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal, which are incorporated by reference. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Acceptance is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's products and services.

If sending remittance, please address to: Esri, File No. 54630, Los Angeles, Ca 90074-4630

GARRETTR **This offer is limited to the terms and conditions incorporated and attached herein.**

SMALL ENTERPRISE LICENSE AGREEMENT
COUNTY AND MUNICIPALITY

Authorized Distributor/Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

Esri, 380 New York St., Redlands, CA 92373-8100 USA • TEL 909-793-2853 • FAX 909-793-5953

This Small Enterprise License Agreement ("ELA") is by and between the organization listed on the signature page (**"Licensee"**); **Environmental Systems Research Institute, Inc.** (**"Esri"**); and, if Licensee is located outside the United States of America (USA), the Authorized Distributor listed on the signature page (**"Authorized Distributor"**). Authorized Distributor is authorized by Esri to provide access to Online Services and provide ELA Maintenance for Enterprise Products and other benefits, as described herein, to Licensee located outside the USA.

This ELA sets forth the terms for Licensee's use of Enterprise Products and incorporates by reference (i) the ELA Quotation and (ii) the License Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this ELA, the order of precedence for the documents shall be as follows: (i) the ELA Quotation, (ii) Small Enterprise License Agreement, and (iii) the License Agreement. This ELA shall be governed by and construed in accordance with the laws of the state in which Licensee is located without reference to conflict of laws principles, and the USA federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this ELA apply only to the Enterprise Products listed in Table A.

Table A
List of Enterprise Products

Unlimited Quantities

Desktop Software and Extensions
ArcGIS for Desktop Advanced
ArcGIS for Desktop Standard
ArcGIS for Desktop Basic
ArcGIS for Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager for Desktop, ArcGIS Data Reviewer

Server Software and Extensions
ArcGIS for Server Workgroup and Enterprise (Advanced, Standard, and Basic)
ArcGIS for Server Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager for Server, ArcGIS Image Extension for Server

Developer Tools
ArcGIS Engine
ArcGIS Engine Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Engine Geodatabase Update, ArcGIS Network Analyst, ArcGIS Schematics
ArcGIS Runtime Standard
ArcGIS Runtime Standard Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Network Analyst

Limited Quantities
One (1) Annual Subscription to Esri Developer Network (EDN) Standard*
One (1) Esri CityEngine Advanced Single Use License
One (1) Esri CityEngine Advanced Concurrent Use License
One (1) ArcGIS Online Subscription

Other Benefits

One (1) ArcGIS Online subscription with specified named users and credits as determined in the program description	**Level 3**
Number of Esri User Conference registrations provided annually	**3**
Number of Tier 1 Help Desk individuals authorized to call Esri	**3**
Maximum number of sets of backup media, if requested**	**2**
Virtual Campus Annual User License allowance	**7,500**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement (Discount does not apply to Small Enterprise Training Package.)	

*ELA Maintenance is not provided for these items.
**Additional sets of backup media may be purchased for a fee.

Licensee may accept this ELA by signing and returning it with an Ordering Document that matches the ELA Quotation and references this ELA. **ADDITIONAL OR CONFLICTING TERMS IN LICENSEE'S ORDERING DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS ELA WILL GOVERN.** Unless otherwise mutually agreed to, this ELA is effective as of the date of the last signature on the signature page ("Effective Date"), or if no date is provided with the signature, the date of Esri's receipt of Licensee's Ordering Document incorporating this ELA by reference.

This ELA supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Enterprise Products. Except as provided in Article 4—Enterprise Product Updates, no modifications can be made to this ELA.

This ELA may be executed in duplicate by the parties. An executed separate signature page transmitted through electronic means, such as fax or e-mail, is valid and binding even if an original paper document bearing each party's original signature is not delivered.

Accepted and Agreed:

_____
(Licensee)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

LICENSEE CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

ELA Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the License Agreement, the following definitions apply to this ELA:

"Deploy" means to redistribute and install the Enterprise Products and related Authorization Codes within Licensee's organization(s).

"ELA Maintenance" means Tier 2 Support, updates, and patches provided by Esri or its Authorized Distributor to Licensee for the Enterprise Products.

"ELA Quotation" means the Small Enterprise License Agreement offer letter and quotation provided separately by Esri or its Authorized Distributor to Licensee.

"ELA Fee" means the fee set forth in the ELA Quotation.

"Enterprise Products" means the Products identified in Table A—List of Enterprise Products and any updates to such list provided in writing by Esri or its Authorized Distributor.

"Incident" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"License Agreement" means the applicable license agreement incorporated by this reference that is (i) found at http://www.esri.com/legal/software-license; composed of the General License Terms and Conditions (E204) and Exhibit 1, Scope of Use (E300); and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed license agreement between Esri, Distributor (if applicable), and Licensee that supersedes such electronically acknowledged license agreement.

"Technical Support" means a process to attempt to resolve reported Incidents through error correction; patches; hot fixes; workarounds; replacement deliveries; or any other type of Enterprise Product corrections or modifications.

"Tier 1 Help Desk" means Licensee's point of contact from which all Tier 1 Support will be given to Licensee.

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk as the primary contact to Licensee in attempted resolution of reported Incidents.

"Tier 2 Support" means the Technical Support provided by Esri or its Authorized Distributor to the Tier 1 Help Desk when the Incident cannot be resolved through Tier 1 Support. Licensees located in the USA will receive Tier 2 Support from Esri. Licensees outside the USA will receive Tier 2 Support from an Authorized Distributor located in the Licensee's region.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this ELA, Esri grants to Licensee a personal, nonexclusive, nontransferable Term License solely to use, copy, and Deploy quantities of the Enterprise Products listed in Table A for the term provided in Section 3.1—Term (i) for which the applicable license fees have been paid and (ii) in accordance with the License Agreement.

2.2 Consultant Access. Esri grants Licensee the right to permit Licensee's consultants or contractors to use the Enterprise Products exclusively for Licensee's benefit. Licensee shall be solely responsible for compliance by consultants and contractors with this ELA and shall ensure that the consultant or contractor discontinues use of Enterprise Products upon completion of work for Licensee. Access to or use of Enterprise Products by consultants or contractors not exclusively for Licensee's benefit is prohibited. Licensee may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor Servers for the benefit of Licensee.

3.0—Term, Termination, and Expiration

3.1 Term. The term of this ELA and all licenses hereunder shall commence on the Effective Date and continue for three (3) years, unless this ELA is terminated earlier as provided herein. Licensee is only authorized to use Deployed Enterprise Products during the term of this ELA. No indefinite term or perpetual license grants are provided with this ELA.

3.2 No Use upon Expiration or Termination. All Deployed Enterprise Product licenses and all ELA Maintenance, Virtual Campus access, and User Conference Registrations terminate on expiration or termination of this ELA.

3.3 Termination for a Material Breach. Either party may terminate this ELA for a material breach by the other party. The breaching party shall be given a period of ten (10) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For government or government-owned entities only, either party may terminate this ELA for Lack of Funds. Lack of Funds is the inability of Licensee to secure appropriation of funds through the legislative or governing body's approval process for annual payments due.

4.0—Enterprise Product Updates

4.1 Future Updates. Esri and its Authorized Distributor reserve the right to update the list of Enterprise Products in Table A by providing written notice to Licensee. Licensee may continue to use all Enterprise Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Enterprise Products are incorporated into the standard program, they will be offered to Licensee via written notice for incorporation into the Enterprise Products schedule at no additional charge. Licensee's use of new or updated Enterprise Products requires Licensee to adhere to applicable additional or revised terms and conditions of the License Agreement.

4.2 Product Life Cycle. During the term of this ELA, some Enterprise Products may be retired or may no longer be available for unlimited quantity Deployment. ELA Maintenance shall be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at http://support.esri.com/en/content/productlifecycles. Updates for Enterprise Products in the mature and retired phases may not be available; however, Licensee may continue to use Deployed Enterprise Products for the term of this ELA, but Licensee will not be able to Deploy retired Enterprise Products.

5.0—ELA Maintenance

ELA Maintenance is included with the ELA Fee. ELA Maintenance includes standard maintenance benefits specified in either (i) the most current applicable Esri Standard Maintenance Program document (found at http://www.esri.com/legal) for USA-based Licensees or (ii) the applicable Authorized Distributor software maintenance policy as modified by this Article 5.0—ELA Maintenance. At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Enterprise Products will receive ELA Maintenance. Licensee may acquire maintenance for other Software (non-Enterprise Products) outside this ELA.

a. Tier 1 Support Provided by Licensee

1. Licensee shall provide Tier 1 Support through the Tier 1 Help Desk to all Licensee's authorized users.

2. The Tier 1 Help Desk will use analysts fully trained in the Software they are supporting.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. Tier 1 Support analysts will be the initial points of contact for all questions and Incidents. Tier 1 Support analysts shall obtain a full description of each reported Incident and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Incident. The analyst may also use any other information and databases that may be developed to satisfactorily resolve Incidents.

5. If the Tier 1 Help Desk cannot resolve the Incident, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk shall provide support in such a way as to minimize repeat calls and make solutions to problems available to Licensee.

6. Tier 1 Help Desk individuals identified by Licensee are the only individuals authorized to contact Tier 2 Support. Licensee may revise named individuals by written notice.

b. Tier 2 Support Provided by Esri or Its Authorized Distributor

1. Tier 2 Support shall log the calls received from Tier 1 Help Desk individuals.

2. Tier 2 Support shall review all information collected by and received from Tier 1 Help Desk individuals including preliminary documented troubleshooting provided by Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support shall attempt to resolve the Incidents submitted by Tier 1 Help Desk by assisting Tier 1 Help Desk individuals.

5. When the Incident is resolved, Tier 2 Support shall communicate the information to Tier 1 Help Desk individuals, and Tier 1 Help Desk shall disseminate the resolution to the user.

6.0—Endorsement and Publicity

This ELA shall not be construed or interpreted as an exclusive dealings agreement or Licensee's endorsement of Esri or its Authorized Distributor. Licensee agrees that Esri and its Authorized Distributor may publicize the existence of this ELA upon execution.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this ELA. Licensee shall not seek any discount from the OEM partner or Esri based on the availability of Enterprise Products under this ELA. Licensee shall not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration date of this ELA, Licensee shall provide a written report detailing all Deployments to either (a) Esri if Licensee is located in the USA or (b) Authorized Distributor if Licensee is located outside the USA. The report will be subject to audit.

7.3 Renewal. Any follow-on ELA will be offered in accordance with then-current ELA pricing and license terms and conditions.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Licensee shall issue an Ordering Document upon execution of this ELA and annually thereafter in accordance with the ELA Quotation. Payment shall be due and payable within thirty (30) calendar days of the anniversary date of the Effective Date, with the initial payment due within thirty (30) calendar days of execution of this ELA. Esri's Federal ID Number is 95-2775-732.

b. Upon receipt of the initial Ordering Document from Licensee, Esri shall authorize download of the Enterprise Products to Licensee for its Deployment activities. If requested, Esri will ship backup media to the ship-to address identified on the Order, FOB Destination, with shipping charges prepaid. For those entities that avoid sales tax by downloading deliverables, request for delivery or receipt of tangible media may cause license fees to be subject to taxes. Licensee acknowledges that should such taxes become due, Esri has a right to invoice and Licensee agrees to pay any such sales or use tax associated with its receipt of tangible media.

c. Esri shall provide Authorization Codes to activate the nondestructive copy protection program that enables the Enterprise Products to operate.

d. Licensee shall Deploy, install, configure, and track the Deployment status of the Enterprise Products.

8.2 Order Requirements

a. All orders pertaining to this ELA shall be processed through Licensee's centralized point of contact.

b. The following information shall be included in each Order (or Ordering Document):

(1) Licensee name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Training

9.1 Training Description. Esri offers instructor-led training related to the use of its proprietary GIS software. Esri will provide to Licensee a fixed number of training days to use for Instructor-Led Training, as defined in this Small Enterprise Training Package, if purchased. Instructor-Led Training events occur at an Esri Learning Center or via the web in a cloud environment. The Esri software training course(s) to be conducted, location, schedule dates, and registration requirements are set forth in the *Esri Training* catalog located on Esri's Training website (http://training.esri.com). All courses are conducted in substantial conformity with course descriptions outlined on the Esri Training website. Esri reserves the right to modify course content when necessary due to software technical capabilities or limitations.

9.2 Unique Terms for the Small Enterprise Training Package

a. To order training, Licensee must include training in the Ordering Document for the ELA or provide an Ordering Document as required and specified within the ELA that matches the Esri quotation.

b. Where Licensee submits an additional Ordering Document to purchase training days for additional year(s), any unused training days will automatically roll over.

c. An Ordering Document is required annually for each three (3)-year term. Failure to submit an annual Ordering Document will result in the forfeit of unused training days.

d. Licensee must assign an individual within its organization to the role of Training Administrator to serve as liaison between Licensee's organization and Esri as well as internally manage and authorize allocated training days.

e. The training days are available for a period of twelve (12) months, commencing on the Effective Date, and ending when all training days are consumed, whichever is sooner.

f. Esri will invoice for outstanding training expenses where applicable.

g. Training days are not transferable and not refundable for any other Esri products or services.

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

Meeting Date: 08/18/2014

Re: FPUA Advance Distribution

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Memorandum of Understanding between Fort Pierce Utilities Authority (FPUA) and the City of Fort Pierce authorizing FPUA to make an advance distribution payment to the City in the amount of $1,250,000 to be repaid by deductions from future distribution payments.

SUMMARY:

The attached Memorandum of Understanding was approved by the FPUA Board at their July 31, 2014 meeting.

RECOMMENDATION:

Approve MOU

ALTERNATIVES:

Don't Approve MOU

RESPONSIBLE STAFF:

Robert V. Schwerer, City Attorney

COORDINATED WITH:

William G. Thiess, P.E., Director of Utilities

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Advance Distribution

---

500 Boston Avenue (34950)
PO Box 3191, Fort Pierce, FL 34948

Phone: 772.466.1600
Fax: 772.467.2504

Director of Finance
"Committed to Quality"

MEMORANDUM

TO: Fort Pierce City Commission

FROM: Nina B. Hurtubise, CPA
FPUA Director of Finance

THROUGH: William G. Thiess, P.E.
FPUA Director of Utilities

DATE: August 6, 2014

SUBJECT: City Commission Agenda Request for August 18, 2014 Meeting
Memorandum of Understanding for Advance Distribution Payment to the City
Memorandum of Understanding for City Streetlight Retrofit

I am forwarding for consideration and approval by the City Commission during the August 18, 2014 City Commission meeting, the following Memorandums of Understanding:

1) Memorandum of Understanding between Fort Pierce Utilities Authority (FPUA) and the City of Fort Pierce (the City) authorizing FPUA to make an advance distribution payment to the City in the amount of $1,250,000.00 to be repaid by deductions from future distribution payments.

2) Memorandum of Understanding between FPUA and the City formalizing changes requested by the City related to the billing of streetlights due to the City's streetlight retrofit program.

Please return one original signed copy to me in order to process the payment. If you have any questions or are in need of additional information, please feel free to contact me.

cc: City Manager
City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF FORT PIERCE, FLORIDA AND FORT PIERCE UTILITIES AUTHORITY
ADVANCE DISTRIBUTION PAYMENT TO THE CITY

THIS MEMORANDUM OF UNDERSTANDING is made by and between the Fort Pierce Utilities Authority, a municipal authority created and established by the City Commission of the City of Fort Pierce, Florida, ("FPUA") and the City of Fort Pierce, a Municipality organized under the laws of the State of Florida (the "City").

WHEREAS, the City has requested an advance of the monies it will receive by virtue of the restructured electric and gas rates that has increased the gross income upon which the annual 6% distribution to the City is calculated;

WHEREAS, the parties hereto reached a consensus as to the advance and the repayment terms at a joint meeting held October 31, 2011; and

WHEREAS, FPUA is able to accommodate such advance distribution by virtue of its Bond Resolution No. 2012-01.

NOW, THEREFORE, FPUA and the City hereby agree and covenant on the terms and conditions hereinafter stated:

1. FPUA shall advance to the City up to the sum of $1,250,000.00 as an advance on the annual distribution provided said advance is requested by the City and paid by FPUA before September 30, 2014.

2. The outstanding advance shall accrue interest equal to the average interest rate earned by FPUA on its pooled cash accounts during their most recent fiscal year.

3. That the proposed repayment schedule shall be that FPUA will withhold from the annual 6% distribution to the City the following amounts paid during the year indicated:

$0.00 – 2015

$0.00 – 2016

$416,666.67 together with interest accrued - 2017

$416,666.67 together with interest accrued - 2018

Any remaining balance - 2019

4. The City shall have the right to repay the advance at any time by direct payment to FPUA or the right to request FPUA withhold a greater or lesser amount from the 6% annual distribution to the City for any year set forth in the repayment schedule herein, provided that the entire balance plus accrued interest shall be due and payable on the same date as the annual distribution paid in 2019.

IN WITNESS WHEREOF, the parties have caused the execution of this Memorandum of Understanding by their duly-authorized officials the day and year set forth below.

ATTEST:

Secretary

(Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: D. M. D.

Chairperson

DATE: 8/5/14

APPROVED AS TO FORM AND CORRECTNESS:

BY:

Attorney for FPUA

ATTEST:

Linda Cox, City Clerk

(Seal)

CITY OF FORT PIERCE

BY:

Linda Hudson, Mayor

DATE:

APPROVED AS TO FORM AND CORRECTNESS:

BY:

Robert V. Schwerer, City Attorney

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

Meeting Date: 08/18/2014

Re: Renewal of Group Dental Plan

SUBJECT:

Approval of renewal with Guardian for dental insurance coverage for the October 1, 2014 plan year.

SUMMARY:

The City's insurance consultant, Siver recommends that the City continue with the dental insurance provided by Guardian. Guardian's renewal term of October 1, 2014 to September 30, 2015 includes a 6.4% premium increase or $13,860, and no changes in benefits.

RECOMMENDATION:

Staff recommends approval of the renewal contract with Guardian for the period of October 1, 2014 – September 30, 2015 at a cost of $230,337.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Finance Director and Administrative Services Director

COORDINATED WITH:

Kathy Gordon, Siver Insurance Consultants and Kathleen Meola, Ascension Benefits and Insurance Solutions

---

Fiscal Impact

Budgeted Y/N:	Y/N
Fiscal Year:	2015
Account:	
Amount:	230,337

OTHER INFORMATION:

$216,477 for the premium renewal is budgeted. The 6.4% increase of $13,860 is not budgeted, and will be distributed among the different funds and employees.

Attachments

Dental Insurance Renewal Contract

Renewal Recommendation

Dental Renewal Email

It’s renewal time!

Guardian is here to help.

RENEWAL INFORMATION FOR

CITY OF FORT PIERCE
GROUP PLAN # 00437618

RENEWAL PERIOD
October 1, 2014 - September 30, 2015

GUARDIAN®

DENTAL | DISABILITY | LIFE | VISION | CRITICAL ILLNESS | CANCER | ACCIDENT

The Guardian Life Insurance Company of America 7 Hanover Square, New York, NY 10004-4025

What you'll find in this package

RENEWAL INFORMATION	PAGE
Renewal Premiums At-a-Glance	1
Renewal Rates At-a-Glance	2
Dental Details	3

Renewal Premiums At-a-Glance

EMPLOYER-SPONSORED COVERAGE		
Coverage	**Current Annual**	**Renewal Annual**
Dental	$216,477	$230,337

KEY POINTS OF INFORMATION REGARDING PLAN PRICING

Product-specific rates shown in this package have been determined based on a number of factors, including:

- Employee age and gender
- Changes in group size
- Group location
- Claims experience (when applicable)

Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1 and 2

DENTAL PLAN RATES - PPO UD					
		CURRENT		RENEWAL	
Tier	Enrolled Employees	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	105	$35.81	$45,121	$38.10	$48,006
EE + 1	71	$57.14	$48,683	$60.80	$51,802
FAMILY	54	$79.30	$51,386	$84.38	$54,678
TOTAL	**230**		**$145,190**		**$154,486**

Your dental and/or vision premium includes 3.50% to cover the expected cost of the Health Insurance Fee. This fee is not tax deductible to insurance carriers and applies to all insurers offering fully insured medical, dental, and vision coverages.

This plan is currently offered for Insurance Class 1 and 2

DENTAL PLAN RATES - PPO UD					
		CURRENT		RENEWAL	
Tier	Enrolled Employees	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	44	$41.34	$21,828	$43.99	$23,227
EE + 1	25	$65.98	$19,794	$70.20	$21,060
FAMILY	27	$91.56	$29,665	$97.42	$31,564
TOTAL	**96**		**$71,287**		**$75,851**

Your dental and/or vision premium includes 3.50% to cover the expected cost of the Health Insurance Fee. This fee is not tax deductible to insurance carriers and applies to all insurers offering fully insured medical, dental, and vision coverages.

Current Dental Plan Information

CONTRACT TYPE: DENTAL GUARD 2000

This plan is currently offered for Insurance Class 1 and 2

PLAN BENEFITS SUMMARY		
	In-Network	**Out-of-Network**
Coinsurance		
Preventive	100%	100%
Basic	90%	80%
Major	60%	50%
Deductible	$50	$100
Waived for preventive?	Yes	Yes
Maximum	$1,000	$1,000
Orthodontia	Included	
Lifetime Maximum	$1,000	
Coinsurance	50%	
Maximum Rollover		
Threshold	$500	
Rollover Amount	$250	
In-network only rollover	$350	
Max Rollover Limit	$1,000	
Dependent Age Limit	20/26	

Plan information is for illustrative purposes only. Please consult plan contract for specific benefit levels.

Current Dental Plan Information

CONTRACT TYPE: DENTAL GUARD 2000

This plan is currently offered for Insurance Class 1 and 2

PLAN BENEFITS SUMMARY		
	In-Network	**Out-of-Network**
Coinsurance		
Preventive	100%	100%
Basic	90%	80%
Major	60%	50%
Deductible	$50	$100
Waived for preventive?	Yes	Yes
Maximum	$2,500	$2,500
Orthodontia	Included	
Lifetime Maximum	$1,000	
Coinsurance	50%	
Maximum Rollover		
Threshold	$900	
Rollover Amount	$450	
In-network only rollover	$700	
Max Rollover Limit	$1,500	
Dependent Age Limit	20/26	

Plan information is for illustrative purposes only. Please consult plan contract for specific benefit levels.

Additional Dental Information

DENTAL MAXIMUM ROLLOVER SUMMARY

For Benefit Year Ending: 12/31/2014

ROLLOVER ACCOUNT SIZE	NUMBER OF QUALIFYING EMPLOYEES & DEPENDENTS	TOTAL ACCOUNT VALUE
$0	222	$0.00
$1 - $250	14	$2,900.20
$251 - $500	96	$35,005.30
$501 - $750	80	$55,032.50
$751 - $1,000	151	$148,508.10
Over $1,000	80	$112,640.60
TOTAL	**421**	**$354,086.70**

72 of your Employees and Dependents currently are eligible for additional Maximum Rollover amounts.

"Benefit Year" refers to the 12-month period during which charges are counted toward this plan's annual maximum.

"Number of Qualifying Employees and Dependents" reflects information available at the time this renewal package was issued. Additional claims will affect this count.

"Eligibility for additional rollover amounts reflects information available at the time this renewal package was issued. Additional claims will affect the eligibility for additional rollover amounts"

Rollover amounts earned in the benefit year ending 12/31/2014 are applied to the members Maximum Rollover Account for use starting the next benefit year.

Additional Dental Information

HOW WE DETERMINED THE RENEWAL ACTION	Experience Period 03/01/2013 - 02/28/2014
Total Dental Claims Paid Amount Guardian paid for the plan's dental claims	$151,675
Adjustment for Plan Changes Value to adjust paid claims amount to the plan's current utilization level	$0
Mature Adjustment Claim $ incurred, but not yet reported at the end of the experience period	$0
Adjustment for Enrollment Change - Adjustment to account for growth or shrinkage in plan enrollment during the experience period	-$455
Incurred Claims Adjustment Adjustment to account for increase in value of incurred yet unreported claims	$2,420
Incurred Claims in Experience Period	$153,640
Claims Trend Expected increase in future claims cost due to common plan/environment changes	$15,210
Adjustment for Claims from Prior Period - Adjustment to trended incurred claims based upon group experience immediately prior to the current period.	$0
Manual Claims Adjustment - Adjustment to trended incurred claims for expected manual claims based on the plan's specific demographic characteristics	$0
Adjustment for Exposures in Renewal Period Expected change in claims cost due to difference between current enrollment and experience period average enrollment	-$1,114
Incurred Claims Projected to Renewal Period	$167,736
Retention - Cost for Guardian to administer the plan for the upcoming year	$62,354
Underwriting Risk Adjustment	$0
Calculated Renewal Premium	$230,090
Premium Based on Current Rates and Enrollment	$216,255
CALCULATED RENEWAL ACTION	**6.4%**
FINAL RENEWAL ACTION	**6.4%**

Additional Dental Information

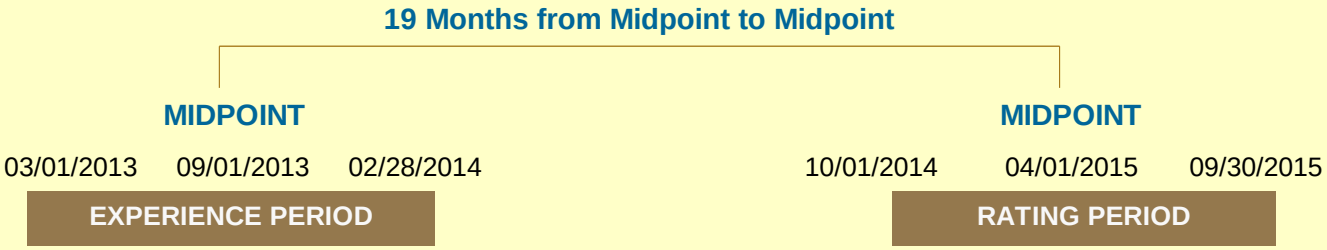
SUMMARY OF PLAN EXPERIENCE

For period: 03/01/2013 - 02/28/2014

CURRENT ENROLLED	PREMIUM	PAID CLAIMS
326	$219,277	$151,675

HOW WE DETERMINE TREND

Period	03/01/2013 - 02/28/2014
Midpoint of Experience Period	09/01/2013
Midpoint of Rating Period	04/01/2015
Months from Midpoint to Midpoint	19
Annual Trend	6.0%
7- Month Trend	3.5%
Trend from Midpoint of Experience to Midpoint of Rating Period	9.665%



SIVER

805 Executive Ctr. Dr. W., Ste 110
St. Petersburg, Florida 33702
Post Office Box 21343
St. Petersburg, Florida 33742-1343
Telephone: (727) 577-2780
Fax: (727) 579-8692

kgordon@siver.com

August 1, 2014

Mr. Tony Barnes
Director of Administrative Services
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34954

Re: Employee Benefits – Dental Renewal

Dear Mr. Barnes:

This letter is intended to summarize the recommendation of Siver Insurance Consultants (Siver) for the dental renewal for the City of Fort Pierce (the City). All cost projections are based upon current enrollment as shown in the attached Exhibit.

RECOMMENDATION

We recommend that the City continue with the dental insurance provided by Guardian for the October 1, 2014 plan year.

Guardian has offered renewal terms with a 6.4% premium increase and no changes in benefits.

Guardian Dental PPO Plan 1 (Basic Plan)

	2013/2014 Rates	2014/2015 Rates
Employee Only	$35.81	$38.10
Employee + One Dependent	$57.14	$60.80
Employee + Family	$79.30	$84.38

Guardian Dental PPO Plan 2 (High Plan)

	2013/2014 Rates	2014/2015 Rates
Employee Only	$41.34	$43.99
Employee + One Dependent	$65.98	$70.20
Employee + Family	$91.56	$97.42

Annual costs for the dental plan, including City paid costs, employee paid costs and retiree paid costs will increase as follows:

	2013/2014 Rates	2014/2015 Rates
Total Annual Cost	$216,477	$230,337

Employee Contributions for the Dental Plan

We are recommending that the contributions remain the same for the 2014/2015 plan year. This recommendation increases annualized costs to the City by approximately $13,860 or 7.14%.

	2013/2014 Current Contributions	2014/2015 Same Contributions
Total Annual Cost to City	$193,982.82	$207,842.22
Total Annual Cost to Employees	$22,494.42	$22,494.42
Total Annual Costs	$216,477.24	$230,336.64

**Please note that this does not include separate retiree costs.*

Marketing of the Dental Insurance

We recommend that the City not do an RFP procurement process for the dental insurance this year. However, due to the continued positive claims experience, it may be advantageous to consider an RFP for dental insurance in the upcoming year. In addition, the City has been with Guardian since June 1, 2008 which was the last time this insurance coverage was competitively bid.

CLOSING

As always, it has been a pleasure to work with the City and please let us know if you would like any additional detail regarding any of these recommendations.

Sincerely,

SIVER INSURANCE CONSULTANTS

Kathy Gad

Senior Consultant and Vice President
KG/TMC

The City of Fort Pierce
2014 - 2015 Dental Cost Projections

		Basic Plan		Bi-Weekly	2013/2014		2014/2015	
	Enrollment	2013/2014	2014/2015	Employee Contributions	Annual City Costs	Annual Employee Costs	Annual City Costs	Annual Employee Costs
Emp	105	$35.81	$38.10	$0.72	$43,155.00	$1,965.60	$46,040.40	$1,965.60
Emp +1	71	$57.14	$60.80	$1.88	$45,212.80	$3,470.48	$48,331.12	$3,470.48
Family	54	$79.30	$84.38	$2.97	$47,216.52	$4,169.88	$50,508.36	$4,169.88
					$135,584.32	$9,605.96	$144,879.88	$9,605.96
					$145,190.28		$154,485.84	
					Emp Cost %:	6.62%	Emp Cost %:	6.22%

		High Plan		Bi-Weekly	2013/2014		2014/2015	
	Enrollment	2013/2014	2014/2015	Employee Contributions	Annual City Costs	Annual Employee Costs	Annual City Costs	Annual Employee Costs
Emp	44	$41.34	$43.99	$3.06	$18,326.88	$3,500.64	$19,726.08	$3,500.64
Emp +1	25	$65.98	$70.20	$5.63	$16,134.50	$3,659.50	$17,400.50	$3,659.50
Family	27	$91.56	$97.42	$8.16	$23,937.12	$5,728.32	$25,835.76	$5,728.32
					$58,398.50	$12,888.46	$62,962.34	$12,888.46
					$71,286.96		$75,850.80	
					Emp Cost %:	18.08%	Emp Cost %:	16.99%

PLAN TOTALS	$216,477.24	$230,336.64	
Increased Costs to the City:		$13,859.40	7.14%

Prepared by Siver Insurance Consultants

Fw: Dental Renewal Effective 10/1/14 <Watchdog: Virus checked>
Necole K Cooper to: Gloria J Johnson, Johnna Morris 07/16/2014 03:41 PM

Below are Renewal rates and information from kathleen for dental insurance for 10/1/14 - 09/30/15

Necole K. Cooper
Senior Accounting Clerk- Payroll & Insurance
City of Fort Pierce
P.O. Box 1480
Ft. Pierce, FL 34954-1480
(772) 467-3000 ext. 3077
(772) 489-2594 fax
NCooper@City-FtPierce.com
----- Forwarded by Necole K Cooper/cfp on 07/16/2014 03:31 PM -----

From:	Kathleen Meola <KMeola@ASCENSIONINS.COM>
To:	"TBarnes@city-ftpierce.com" <TBarnes@city-ftpierce.com>, "NCooper@City-FtPierce.com" <NCooper@City-FtPierce.com>,
Cc:	Kathy Gordon <kgordon@siver.com>, "tconley@siver" <tconley@siver.com>, "Jim Davis" <JDavis@ASCENSIONINS.COM>, Julie McGuire <jmcguire@ascensionins.com>
Date:	07/16/2014 08:58 AM
Subject:	Dental Renewal Effective 10/1/14 <Watchdog: Virus checked>

Good Morning Tony & Necole,

It was great to see you last week at the Insurance Committee Meeting! I'm sorry we didn't have a chance to catch-up.

I am pleased to provide you with the Guardian dental renewal effective 10/1/14. This renewal represents a continuation of the current dual-option plans during the 10/1/14 through 9/30/15 plan year. Rates will be increasing by 6.4% or $13,860 annually due to dental trend. This increase in in-line with the trend we are seeing in the market place, which is currently averaging 6-7%.

I've also attached two reports showing the claims experience for the dental plans. The first report shows that during the experience period of 1/1/12-12/31/13, the program ran at a 74% loss ratio when comparing premium to paid claims. The second reports shows the 2014 calendar year experience through 4/30/14. During this period, the premium vs. claims loss ratio is 69%. These calculations do not account for the additional administrative costs borne by Guardian.

Taking into account the experience of the plan and the rate of dental trend, Ascension feels this is a favorable renewal for the City.

If you are comfortable with the renewal as presented, please confirm your desire to renew. If you would like to review plan options/alternatives, please let me know and we would be happy to explore this on behalf of the City.

Feel free to contact me should you have any questions concerning this renewal.

Thank you!

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

Meeting Date: 08/18/2014

Re: Group Medical Insurance Renewal for FY 2015

Submitted For: Gloria Johnson, Finance Director, Finance Department

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SUBJECT:

Approval of the following provisions for the October 1, 2014 plan year: 1) renewal of contract with Public Risk Management of Florida Heath Trust (PRM) for a term of one year to provide group medical insurance coverage; 2) City absorbs the cost of $22,000 for the increase for employees with dependent coverage; and, 3) piggyback to an agreement between the FPUA and Physicians Immediate Care to provide primary level health care services to employees and their dependents for $160 per visit, and not to exceed $110,000 for the year.

SUMMARY:

As a benefit to the employees and their families, the City of Fort Pierce provides group medical insurance coverage, which is reviewed and renewed annually. The City's consultant, Siver and the Health Insurance Committee recommend keeping PRM as the group medical insurance provider for the 2014/2015 plan year. PRM's renewal terms include a 4% premium increase and no changes in benefits.

Siver and the Health Insurance Committee also recommend that the City absorb the cost increase of $22,000 for employees with dependent coverage for the 2014/2015 plan year, thereby maintaining employee contributions at the 2013/2014 level.

Lastly, Siver and the Health Insurance Committee recommend that the City enter into an agreement with Physicians Immediate Care to provide clinic services to employees and their families at a cost of $160 per visit and not to exceed $110,000 for the plan year. PIC has offered to piggyback the City to the same rates and contractual terms that are currently offered to the FPUA.

RECOMMENDATION:

1. Approve one year contract renewal with PRM
2. Pay premium increase for employees with dependent coverage for 2014 plan year.
3. Approve the clinic concept with financing.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Finance Department
Administrative Services Department

COORDINATED WITH:

Health Insurance Committee, Siver Insurance Consultants

Fiscal Impact

Budgeted Y/N: Y/N
Fiscal Year: 2015
Account:
Amount: 278,459

OTHER INFORMATION:

$146,459 for the premium renewal is budgeted. $22,000 for premium increase for employees with dependent coverage and $110,000 for clinic services are not budgeted; however, funds are available. The combined costs are $278,459.

Attachments

Siver Recommendation Letter

SIVER

805 Executive Ctr. Dr. W., Ste 110
St. Petersburg, Florida 33702
Post Office Box 21343
St. Petersburg, Florida 33742-1343
Telephone: (727) 577-2780
Fax: (727) 579-8692

kgordon@siver.com

July 11, 2014

Mr. Tony Barnes
Director of Administrative Services
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34954

Re: Employee Benefits

Dear Mr. Barnes:

This letter is intended to summarize the recommendations of the Health Insurance Committee and Siver Insurance Consultants (Siver) for employee benefits for the City of Fort Pierce (the City). All cost projections are based upon current enrollment as shown in Exhibits.

RECOMMENDATIONS

Health Plan

The committee and Siver recommend that the City continue participating in the Public Risk Management of Florida Health Trust (PRM) for the October 1, 2014 plan year. The City joined PRM in 2010 as a result of a competitive RFP process. PRM is a Trust established for Florida governmental entities to form a risk management and self insurance association.

PRM has offered renewal terms with a 4% premium increase and no changes in benefits.

Medical Plan 3559 (Base Plan)

	2013/2014 Rates	2014/2015 Rates
Employee Only	$645.78	$671.61
Employee + One Dependent	$1,227.32	$1,276.41
Employee + Family	$1,590.06	$1,653.66

PRM offers employees the option to participate in 4 other plan options, however, the City's costs are based upon this Base Plan shown here. All costs of all options are outlined in the exhibits to this letter.

Annual costs for the health plan, including City paid costs, employee paid costs and retiree paid costs will increase as follows:

	2013/2014 Rates	2014/2015 Rates
Total Annual Cost	$3,661,889	$3,808,348

Employee Contributions for Health Plan

We are recommending the employee only coverage continues to cost employees $25 per pay period, or $54.17 per month.

Currently, when employees elect to have their dependents covered, employees pay 50% of the additional premium cost for the dependents.

For the upcoming 2014/2015 plan year, we are recommending that the City absorb the cost of the increase on behalf of employees with dependent coverage and leave employee contributions at the 2013/2014 level. This will reduce the 50% contribution to approximately 48%. This recommendation increases annualized costs to the City by approximately $22,000.

	2013/2014	2014/2015 Current 50% Contributions	2014/2015 Proposed 48% Contributions
Total Annual Cost to City	$2,759,953	$2,875,208	$2,897,013
Total Annual Cost to Employees	$697,403	$720,427	$697,404
Total Annual cost to Retirees	$204,532	$212,712	$212,712
Total Annual Costs	$3,661,888	$3,808,348	$3,808,348

Physicians Immediate Care (PIC) Agreement

Physicians Immediate Care is a local primary care physicians practice with three locations in the Fort Pierce area. FPUA currently has an agreement with PIC for PIC to provide primary level health care services to FPUA employees and their covered dependents for $160 per visit, including dispensed generic drugs. FPUA employees can access this care for no copayment to encourage preventative care and wellness. PIC has

offered to provide the same rates and contractual terms to the City on a "piggy-back" basis.

We estimate that the cost to the City for offering the same benefit to employees at the City will be about $110,000. (This assumes about 570 members each use PIC 1.2 times per year at $160 per visit.) In our opinion, the costs paid directly to PIC should be offset by reduced claims within the health plan. This will lead to improved future renewal terms for the health plan and will provide a significant benefit enhancement to employees.

We recommend the City enter into this agreement with PIC and offer this benefit to employees.

Dependent Eligibility Audit

A few years ago, FPUA did a dependent eligibility audit for their health plan. This process requires employees to provide documentation for all dependents covered on the health plan.

HMS Employer Solutions performed the service for FPUA. They have provided a proposal to the City to do a similar process. The cost, depending upon options selected, ranges between $9,500 and $10,000. In our opinion, this is a worthwhile process because the City is paying 50% of the cost of dependent coverage.

CLOSING

As always, it has been a pleasure to work with the City and please let us know if you would like any additional detail regarding any of these recommendations.

Sincerely,

SIVER INSURANCE CONSULTANTS

Kathy Gud

Senior Consultant and Vice President

KG/tmc
J:\Client\FTP-E\2014\corr\July 11 Ltr Barnes Renewal.doc

Increase 4% - Current Contribution Strategy ($25 per employee/check, 50% dependent)

PRM 2014-2015

104.00% **Monthly Premiums** 10/1/14 - 15		**Employee Monthly**		**City Contributions Monthly**		**Enrollment Assumptions** Employees		**Enrollment Assumptions** Retirees	
Base Plan (3559)									
Employee	$671.61	Employee	$54.17	Employee	$617.44	Employee	136	Retiree	15
Emp + Sp	$1,276.41	Emp + Sp	$302.40	Emp + Sp	$974.01	Emp + Sp	37	Ret + Sp	1
Emp + Ch	$1,276.41	Emp + Ch	$302.40	Emp + Ch	$974.01	Emp + Ch	12		
Family	$1,653.66	Family	$491.03	Family	$1,162.64	Family	42		
Buy-up Plan (0727)									
Employee	$735.64	Employee	$118.20	Employee	$617.44	Employee	26	Retiree	3
Emp + Sp	$1,405.48	Emp + Sp	$431.47	Emp + Sp	$974.01	Emp + Sp	8	Ret + Sp	2
Emp + Ch	$1,405.48	Emp + Ch	$431.47	Emp + Ch	$974.01	Emp + Ch	2		
Family	$1,823.32	Family	$660.68	Family	$1,162.64	Family	8		
Plan 03359									
Employee	$653.94	Employee	$54.17	Employee	$599.77	Employee	24	Retiree	1
Emp + Sp	$1,242.80	Emp + Sp	$294.43	Emp + Sp	$948.37	Emp + Sp	3	Ret + Sp	
Emp + Ch	$1,242.80	Emp + Ch	$294.43	Emp + Ch	$948.37	Emp + Ch	3		
Family	$1,610.12	Family	$478.09	Family	$1,132.03	Family	3		
Plan 5168/69									
Employee	$703.62	Employee	$86.18	Employee	$617.44	Employee		Retiree	1
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			
Plan 5901									
Employee	$549.40	Employee	$54.17	Employee	$495.23	Employee	1	Retiree	
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			

Total Monthly Premium:	**$317,362.31**
Total Annual Premium;	**$3,808,347.74**

Contributions	**Monthly**	**Annual**
City:	**$239,600.67**	**$2,875,207.99**
Employee:	**$60,035.63**	**$720,427.51**
Retiree:	**$17,726.02**	**$212,712.25**
Total:	**$317,362.31**	**$3,808,347.74**

Increase 4% - keep 2013/2014 contributions

PRM 2014-2015

104.00% **Monthly Premiums** 10/1/14 - 15		**Employee Monthly**		**City Contributions Monthly**		**Enrollment Assumptions** Employees		**Enrollment Assumptions** Retirees	
Base Plan (3559)									
Employee	$671.61	Employee	$54.17	Employee	$617.44	Employee	136	Retiree	15
Emp + Sp	$1,276.41	Emp + Sp	$290.77	Emp + Sp	$985.64	Emp + Sp	37	Ret + Sp	1
Emp + Ch	$1,276.41	Emp + Ch	$290.77	Emp + Ch	$985.64	Emp + Ch	12		
Family	$1,653.66	Family	$472.14	Family	$1,181.52	Family	42		
			48.08%						
Buy-up Plan (0727)									
Employee	$735.64	Employee	$115.75	Employee	$619.89	Employee	26	Retiree	3
Emp + Sp	$1,405.48	Emp + Sp	$414.89	Emp + Sp	$985.64	Emp + Sp	8	Ret + Sp	2
Emp + Ch	$1,405.48	Emp + Ch	$414.89	Emp + Ch	$985.64	Emp + Ch	2		
Family	$1,823.32	Family	$635.30	Family	$1,181.52	Family	8		
Plan 03359									
Employee	$653.94	Employee	$54.17	Employee	$599.77	Employee	24	Retiree	1
Emp + Sp	$1,242.80	Emp + Sp	$283.11	Emp + Sp	$959.69	Emp + Sp	3	Ret + Sp	
Emp + Ch	$1,242.80	Emp + Ch	$283.11	Emp + Ch	$959.69	Emp + Ch	3		
Family	$1,610.12	Family	$459.71	Family	$1,150.41	Family	3		
Plan 5168/69									
Employee	$703.62	Employee	$84.95	Employee	$618.67	Employee		Retiree	1
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			
Plan 5901									
Employee	$549.40	Employee	$54.17	Employee	$495.23	Employee	1	Retiree	
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			

Total Monthly Premium:	**$317,362.31**
Total Annual Premium;	**$3,808,347.74**

Contributions	**Monthly**	**Annual**
City:	**$241,417.81**	**$2,897,013.66**
Employee:	**$58,117.03**	**$697,404.40**
Retiree:	**$17,726.02**	**$212,712.25**
Total:	**$317,260.86**	**$3,807,130.31**

PRM 2013 - 2014

Monthly Premiums 10/1/13 - 14		**Employee Monthly**		**City Contributions Monthly**		**Enrollment Assumptions** Employees		**Enrollment Assumptions** Retirees	
Base Plan (3559)									
Employee	$645.78	Employee	$54.17	Employee	$591.61	Employee	136	Retiree	15
Emp + Sp	$1,227.32	Emp + Sp	$290.77	Emp + Sp	$936.55	Emp + Sp	37	Ret + Sp	1
Emp + Ch	$1,227.32	Emp + Ch	$290.77	Emp + Ch	$936.55	Emp + Ch	12		
Family	$1,590.06	Family	$472.14	Family	$1,117.92	Family	42		
Buy-up Plan (0727)									
Employee	$707.36	Employee	$115.75	Employee	$591.61	Employee	26	Retiree	3
Emp + Sp	$1,351.44	Emp + Sp	$414.89	Emp + Sp	$936.55	Emp + Sp	8	Ret + Sp	2
Emp + Ch	$1,351.44	Emp + Ch	$414.89	Emp + Ch	$936.55	Emp + Ch	2		
Family	$1,753.22	Family	$635.30	Family	$1,117.92	Family	8		
Plan 03359									
Employee	$628.80	Employee	$54.17	Employee	$574.63	Employee	24	Retiree	1
Emp + Sp	$1,195.02	Emp + Sp	$283.11	Emp + Sp	$911.91	Emp + Sp	3	Ret + Sp	
Emp + Ch	$1,195.02	Emp + Ch	$283.11	Emp + Ch	$911.91	Emp + Ch	3		
Family	$1,548.22	Family	$459.71	Family	$1,088.51	Family	3		
Plan 5168/69									
Employee	$676.56	Employee	$84.95	Employee	$591.61	Employee		Retiree	1
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			
Plan 5901									
Employee	$528.28	Employee	$54.17	Employee	$474.11	Employee	1	Retiree	
Emp + Sp		Emp + Sp		Emp + Sp		Emp + Sp		Ret + Sp	
Emp + Ch		Emp + Ch		Emp + Ch		Emp + Ch			
Family		Family		Family		Family			

Total Monthly Premium:	**$305,157.40**
Total Annual Premium;	**$3,661,888.80**

Contributions	**Monthly**	**Annual**
City:	**$229,996.11**	**$2,759,953.36**
Employee:	**$58,116.95**	**$697,403.36**
Retiree:	**$17,044.34**	**$204,532.08**
Total:	**$305,157.40**	**$3,661,888.80**

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

Meeting Date: 08/18/2014

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

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SUBJECT:

Ordinance 14-018 - Right-of-way Abandonment - Boston Avenue Extension – East of South Indian River Drive. FIRST READING

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 City of Fort Pierce Commission, at their August 4th, 2014 meeting voted 3-2 to direct staff to prepare and advertise a revised draft of Ordinance 14-018 to include the specified provisions.
•St. Andrew's Episcopal Academy has agreed to provide payment in the amount of $110,000 to the City of Fort Pierce to complete improvements to the proposed Public Access Parcel.
•The revised Ordinance 14-018, containing the specified provisions, is being presented to the City Commission for First Reading.

RECOMMENDATION:

Approval

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: N

Fiscal Year: 2014/2015

Account:

Amount: $110,000

OTHER INFORMATION:

Payment of $110,000 to the City of Fort Pierce for Improvement of the Public Access Parcel to be dedicated.

Attachments

Proposed Ordinance No. 14-018
Staff Report
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

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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 KNOWN AS BOSTON AVENUE, LOCATED BETWEEN SOUTH INDIAN RIVER DRIVE AND THE INDIAN RIVER; PROVIDING FOR THE DEVELOPMENT OF A PUBLIC ACCESS PARCEL TO BE DEDICATED AND CONVEYED TO THE CITY; PROVIDING FOR THE ABANDONMENT TO BECOME EFFECTIVE UPON SATISFACTION OF CERTAIN CONDITIONS; FURTHER PROVIDING FOR CONFLICT AND SEVERABILITY;** 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, pursuant the Charter and City Code 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 determined that the herein described right-of-way or thoroughfare is not needed for roadway or thoroughfare purposes; and

WHEREAS, the City of Fort Pierce, in consideration of future development proposed by St. Andrew's Episcopal Academy, Inc. ("SAEA") and St. Andrew's Episcopal Church, Inc. ("SAEC"), and subject to the conditions precedent set out in this Ordinance as hereafter provided, has agreed to abandon the subject right-of-way upon the performance and happening of said conditions prior to said abandonment becoming effective.

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of right-of-way generally known as Boston Avenue lying east of South Indian River Drive and west of the Indian River within the City of Fort Pierce, Florida (more particularly described as follows), be and is hereby vacated and abandoned, subject to the conditions set forth in this Ordinance, said right-of-way legally described as:

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 RIVER 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°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.

Also depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. Abandonment of said right-of-way shall be conditioned upon the happening and fulfillment of the following conditions precedent:

1. The entry and execution of an approved Developer's Agreement between the City of Fort Pierce and SAEA and SAEC, providing for and addressing, among other matters:
    a. The design, construction and conveyance (by fee simple title) from SAEA and SAEC to the City of Fort Pierce a Pedestrian Plaza Parcel, said parcel more particularly described and identified as follows:

A TRACT OF LAND 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 POINT OF BEGINNING AT 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 TRACT CONTAINING 0.08 ACRES MORE OR LESS.

Also depicted on Exhibit "B", attached hereto and incorporated herein.

b. Provisions for the repair and maintenance of the bulkhead; and

c. Requiring a unity of title between certain parcels owned by SAEA and SAEC.

2. Approval by the City of Fort Pierce of a Final Site Plan for the St. Andrew's School Expansion development (generally described as school and ancillary facilities including an auditorium/gymnasium, multi-use playing field, parking and drop-off areas and other associated infrastructure) no later than twelve (12) months from the date of final passage of this Ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be and become effective upon all conditions precedent heretofore described being met and fulfilled.

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 August 8, 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 August 18, 2014; and was duly introduced, read by title only, and passed on second and final reading on September 2, 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 3rd day of September, 2014.

_____
Linda Hudson,
Mayor Commissioner

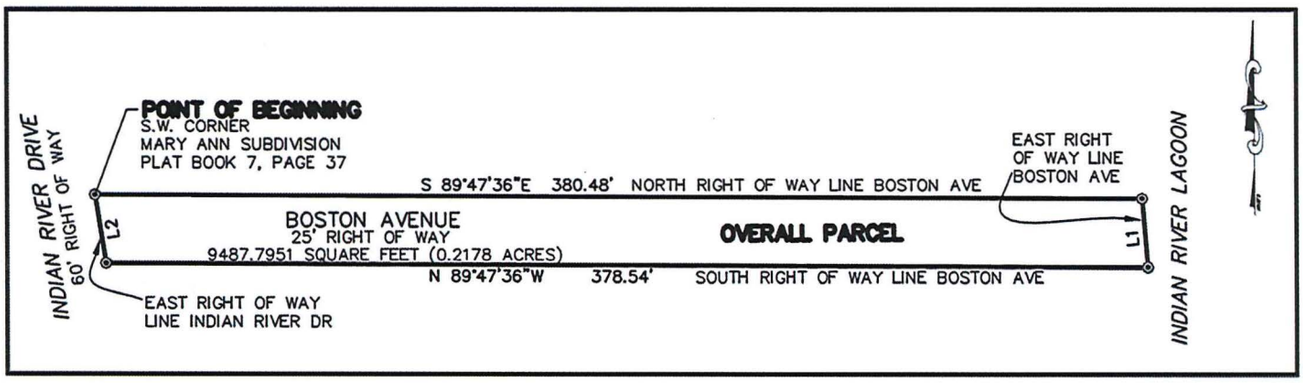
ATTEST:

_____
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:

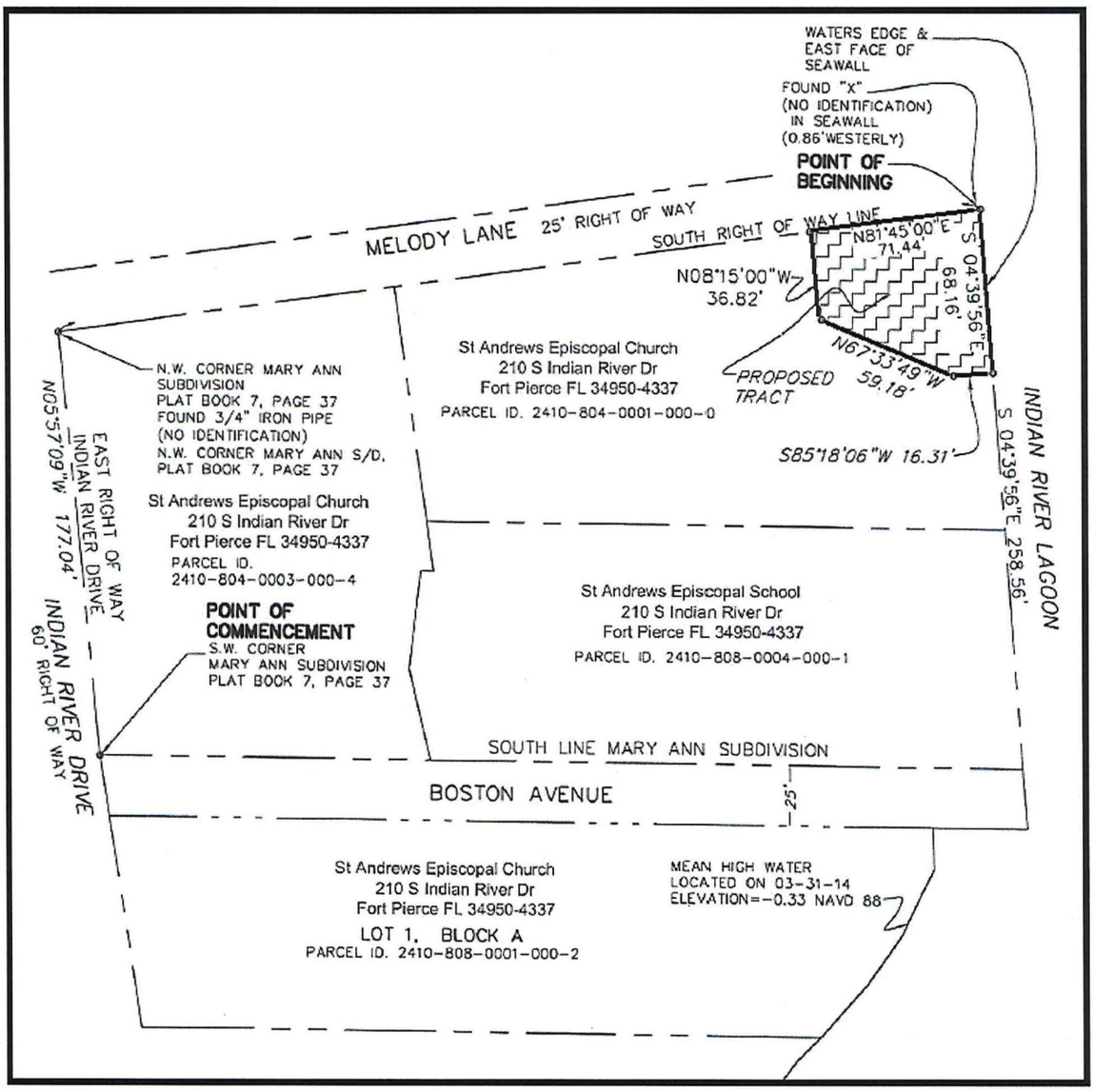
A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVE DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Dedication of a Public Access Parcel



Legal Description:

A PARCEL OF LAND 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 POINT OF BEGINNING AT 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.

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

DATE: August 8, 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.

City Commission - Public Hearing August 8, 2014

The City Commission, at their August 4th, 2014 meeting, voted 3-2 to support the recommendation of Staff to direct 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;

Ordinance 14-018 has been revised to encompass the noted provisions and is presented to the City Commission for consideration.

Staff Recommendation

The proposed Ordinance 14-018 is consistent with the City of Fort Pierce Comprehensive Plan and does not adversely impact the health, safety, and welfare of the community, therefore Staff recommends approval.

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:

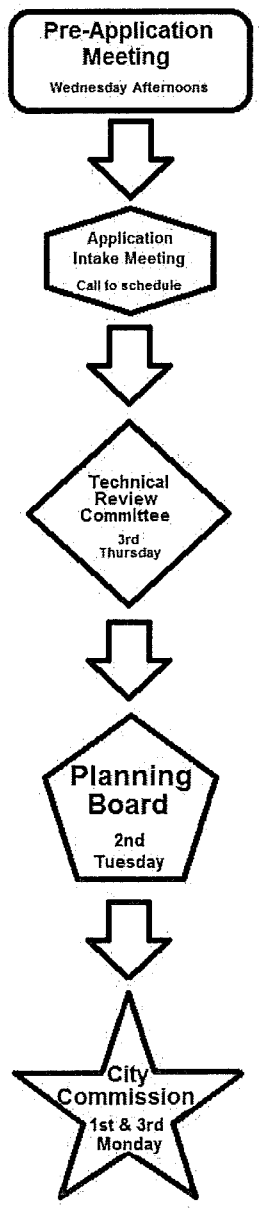
☐ Easement Abandonment ☒ Right-of-Way Abandonment

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

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- ☐ Complete, notarized application

Application Type:

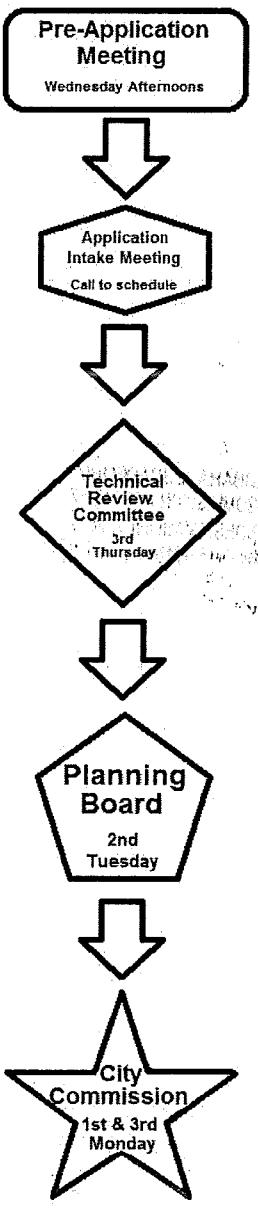
☐ Easement Abandonment ☒ Right-of-Way Abandonment

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

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Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

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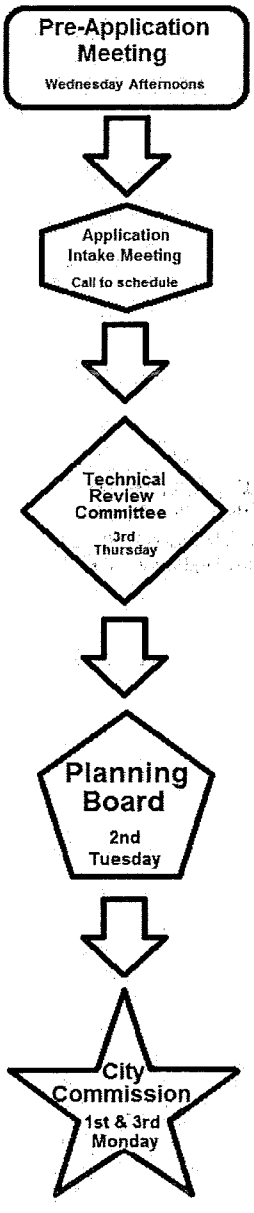
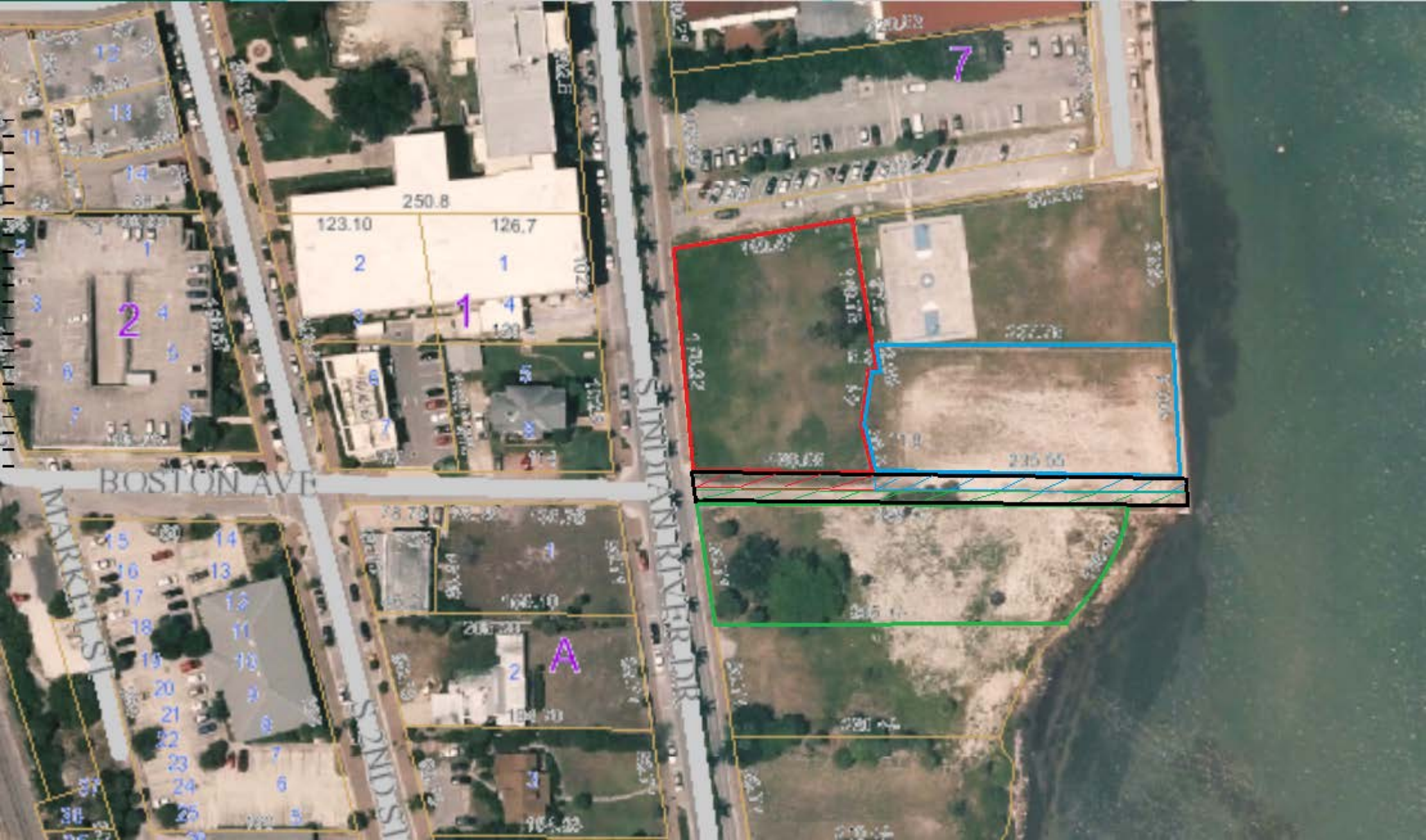
Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



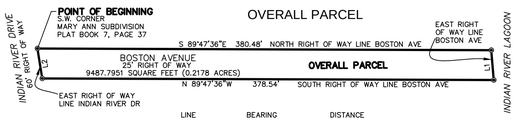
Boston Avenue Extension

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



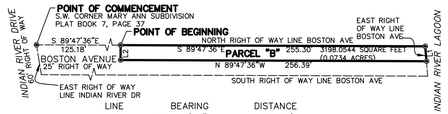
LINE	BEARING	DISTANCE
L 1	S 04°46'02"E	25.09'
L 2	N 09°08'15"W	25.34'

PARCEL "A"

LINE	BEARING	DISTANCE
L 1	S 00°12'24"W	12.50'
L 2	N 09°08'15"W	12.67'

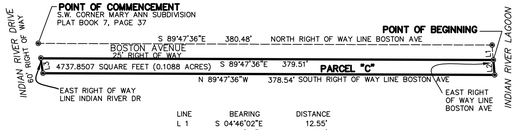
PARCEL "B"

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.

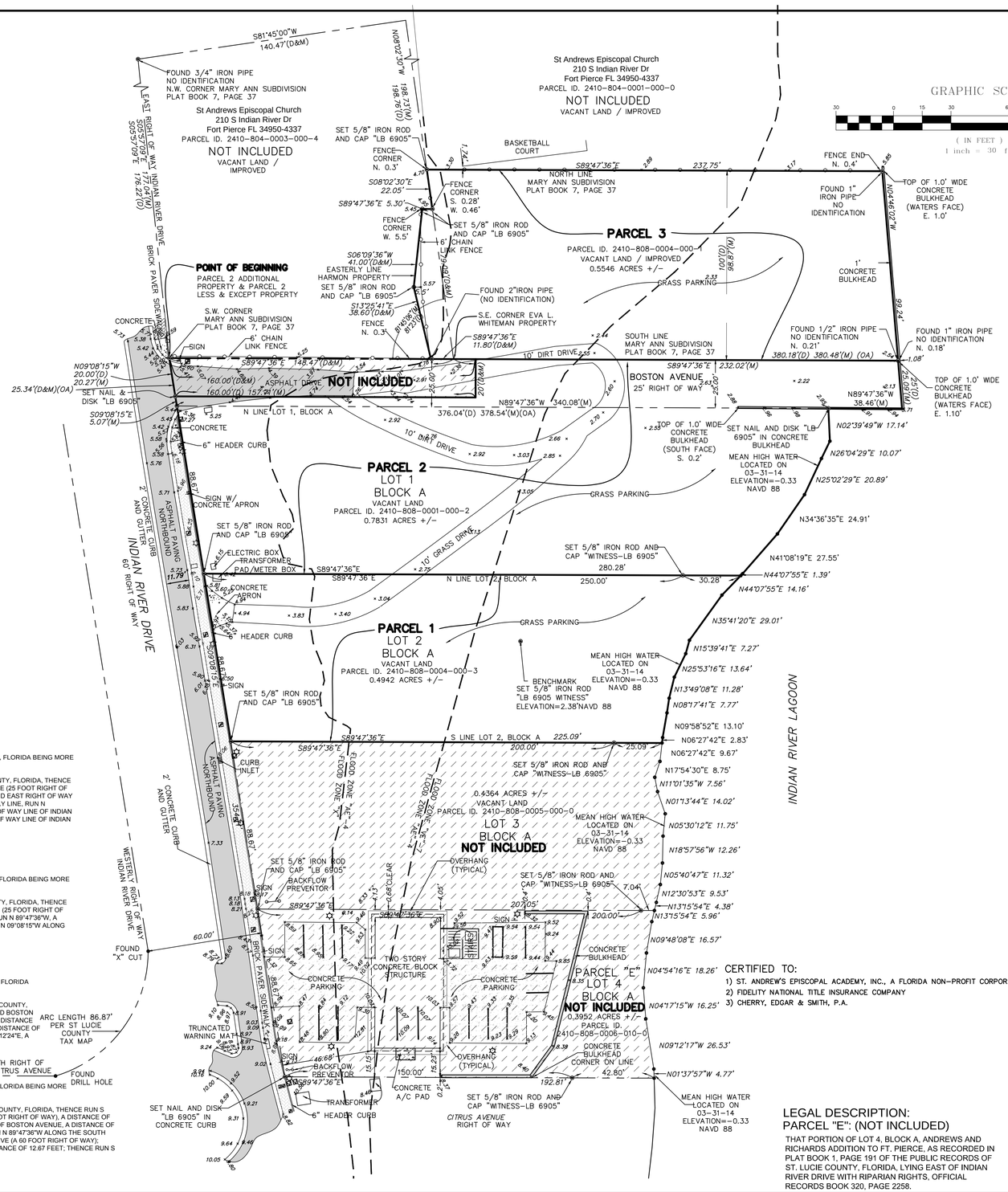
SAID PARCEL CONTAINING 0.07 ACRES MORE OR LESS.

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
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Licensed Real Estate Brokers

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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

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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

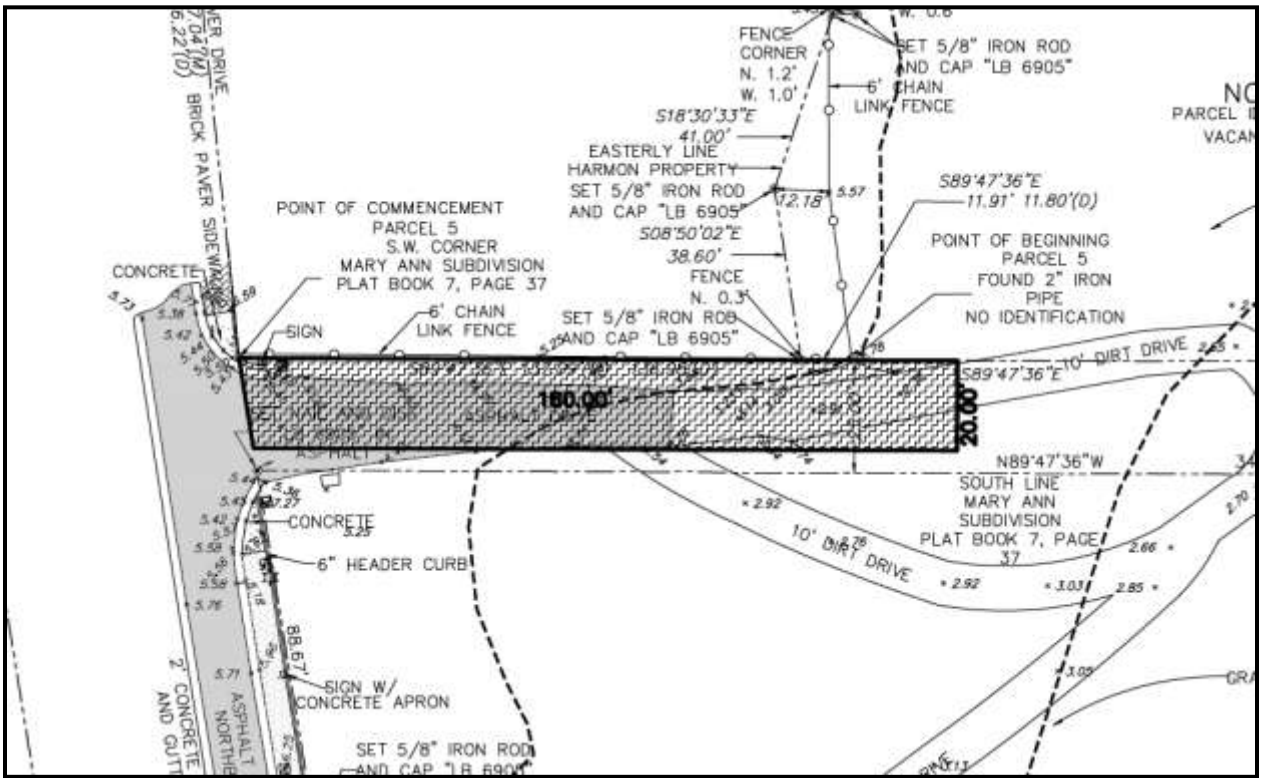
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

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

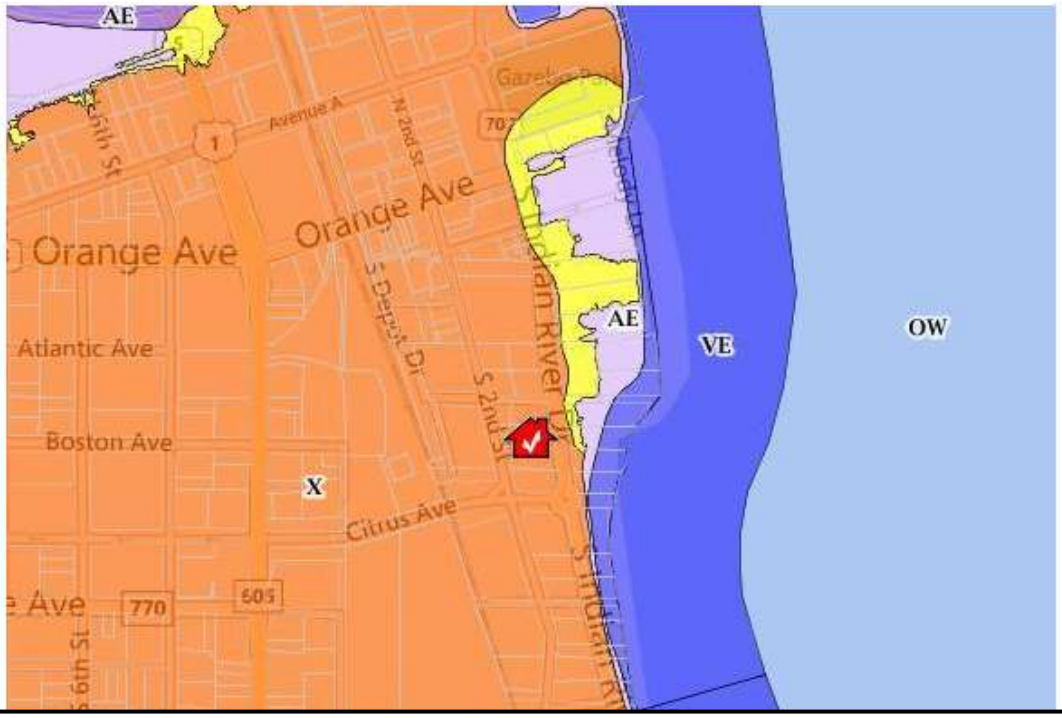
The Subject Property lies within Census Tract 3801.00.

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

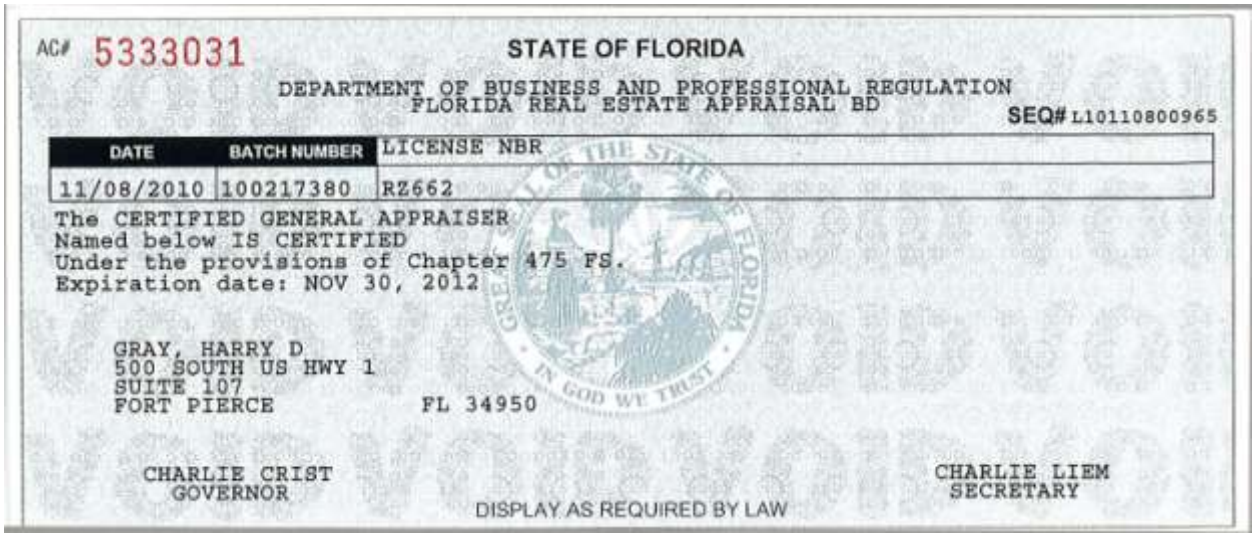
St. Lucie County Cattlemen's Association

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.

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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

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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

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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.

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Real Estate Appraisers And Consultants
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Licensed Real Estate Brokers

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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

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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.

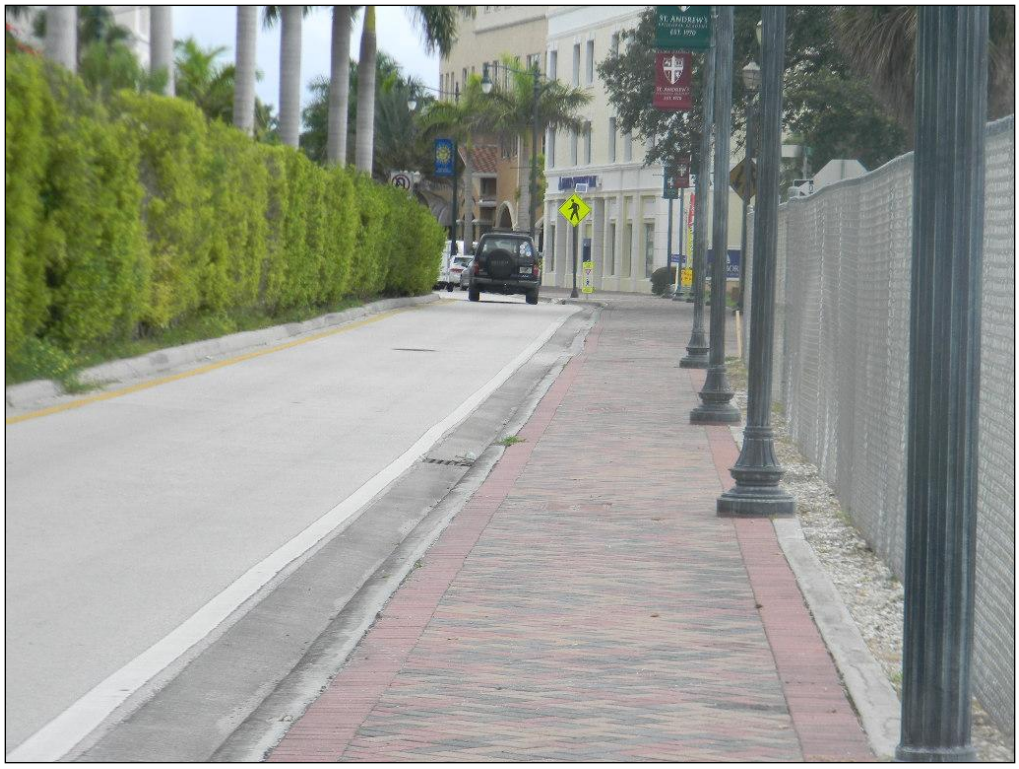
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance 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.

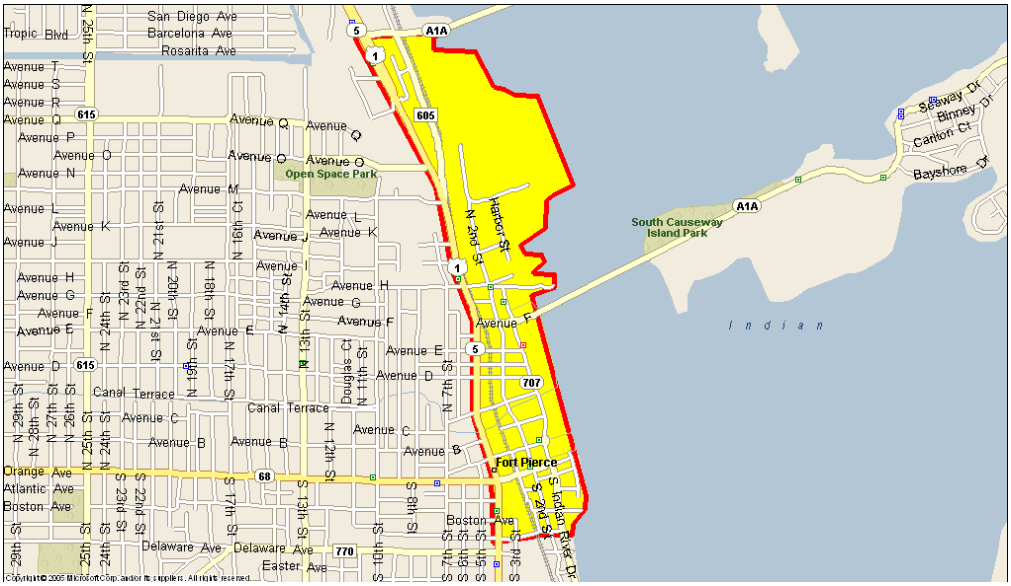
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

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

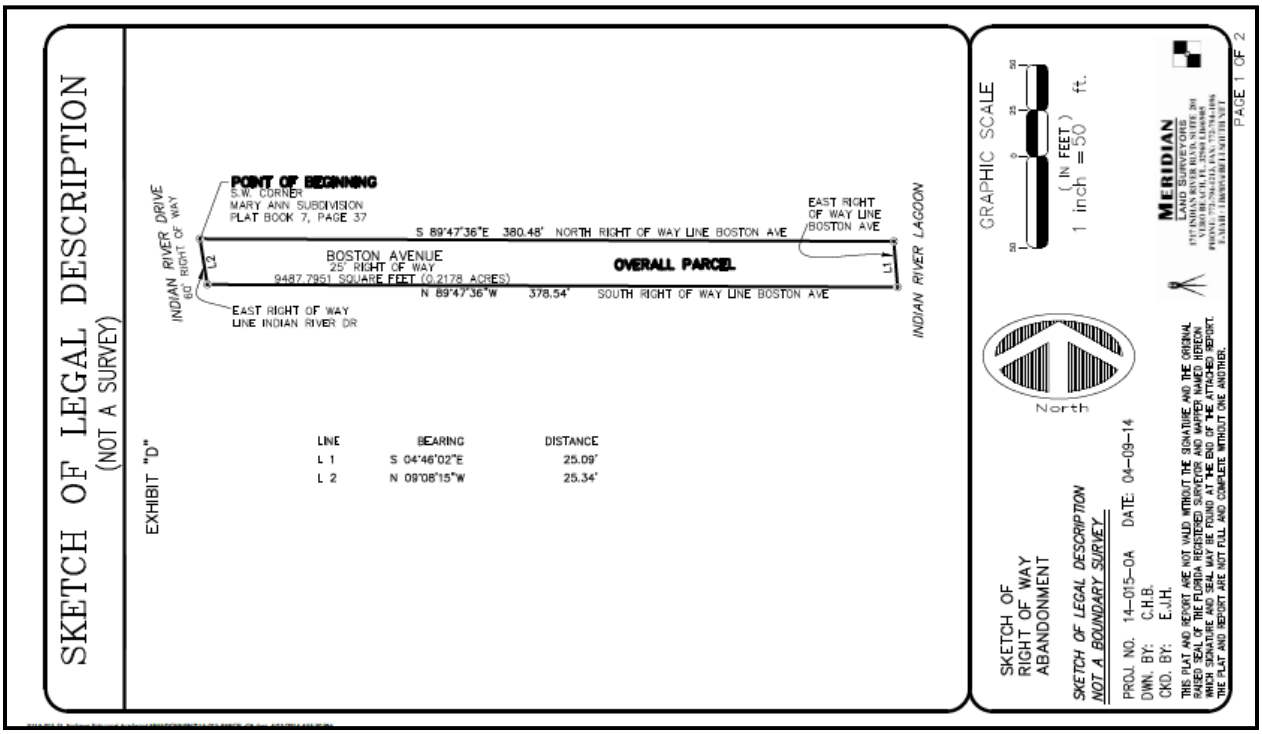
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

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

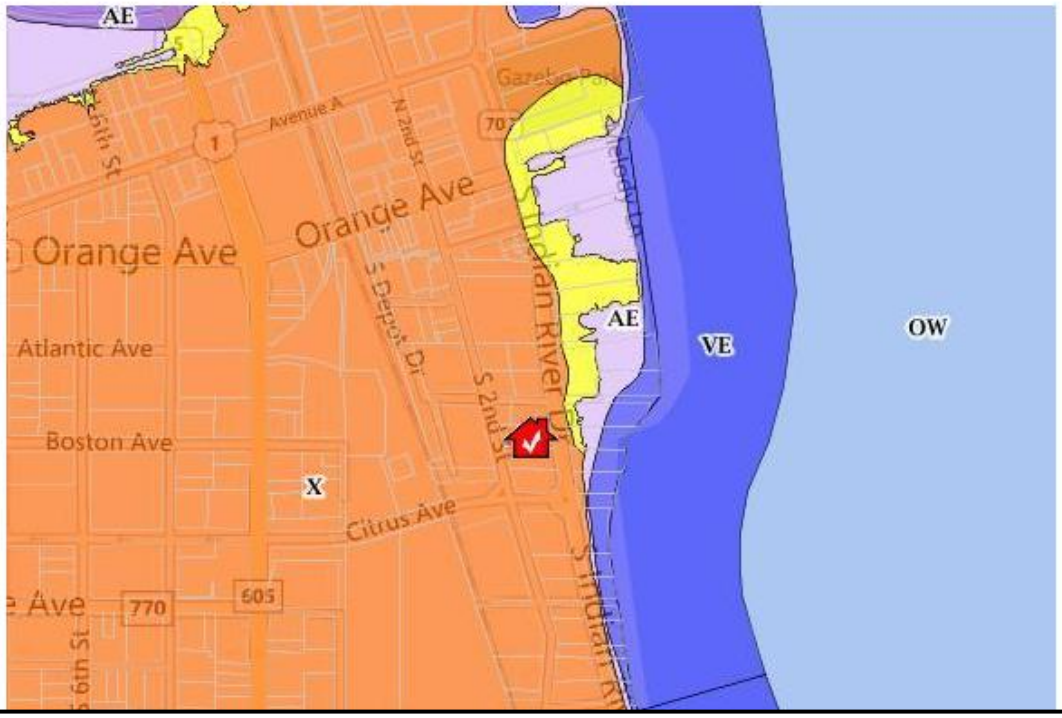
The Subject Property lies within Census Tract 3801.00.

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.

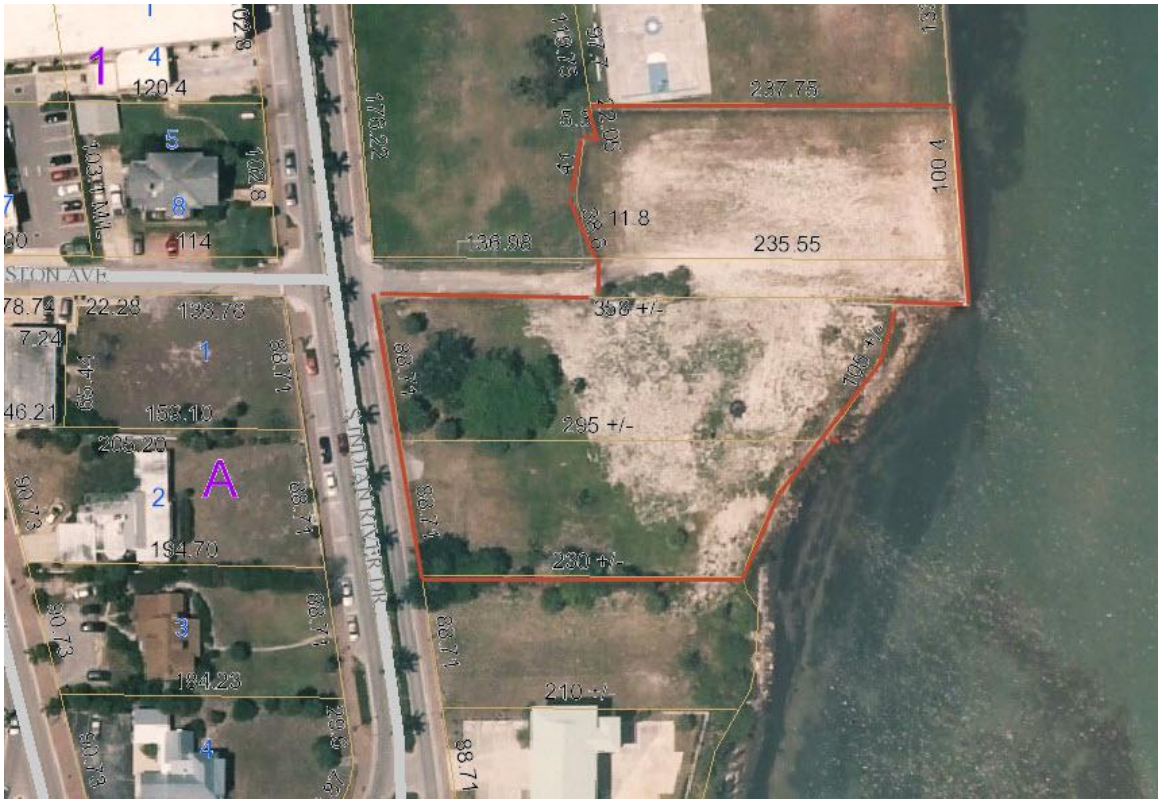
Discussion of Vacant Land Sales

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

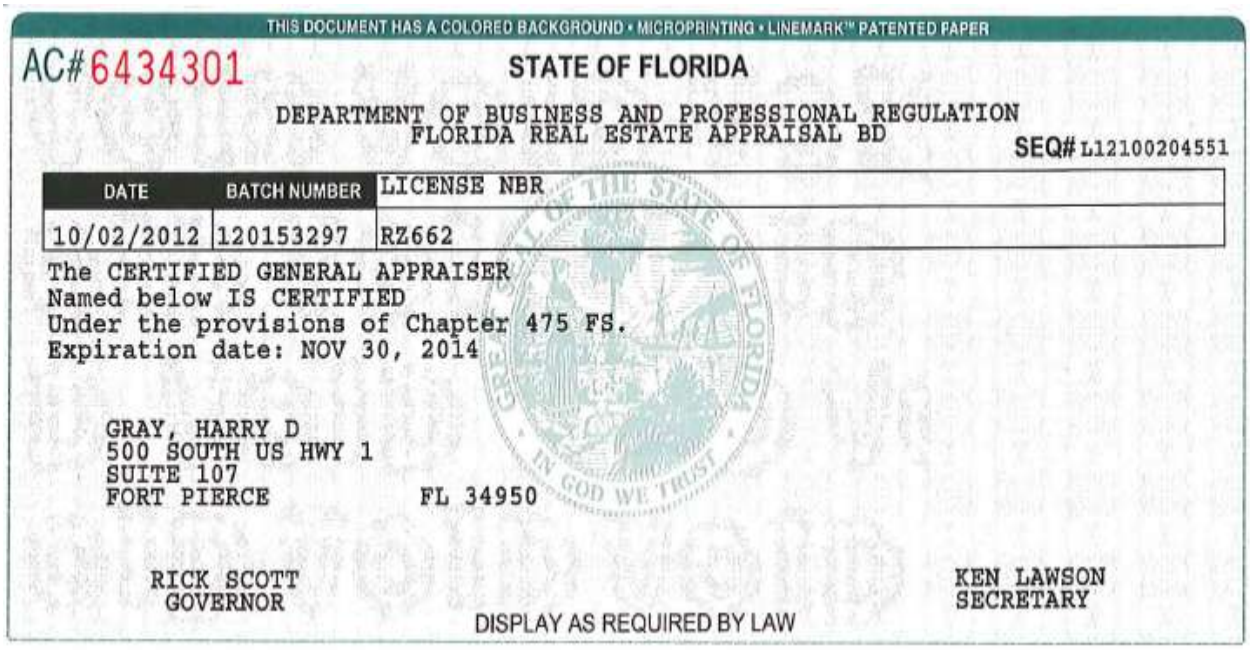
St. Lucie County Cattlemen's Association

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



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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.

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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

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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

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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

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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.

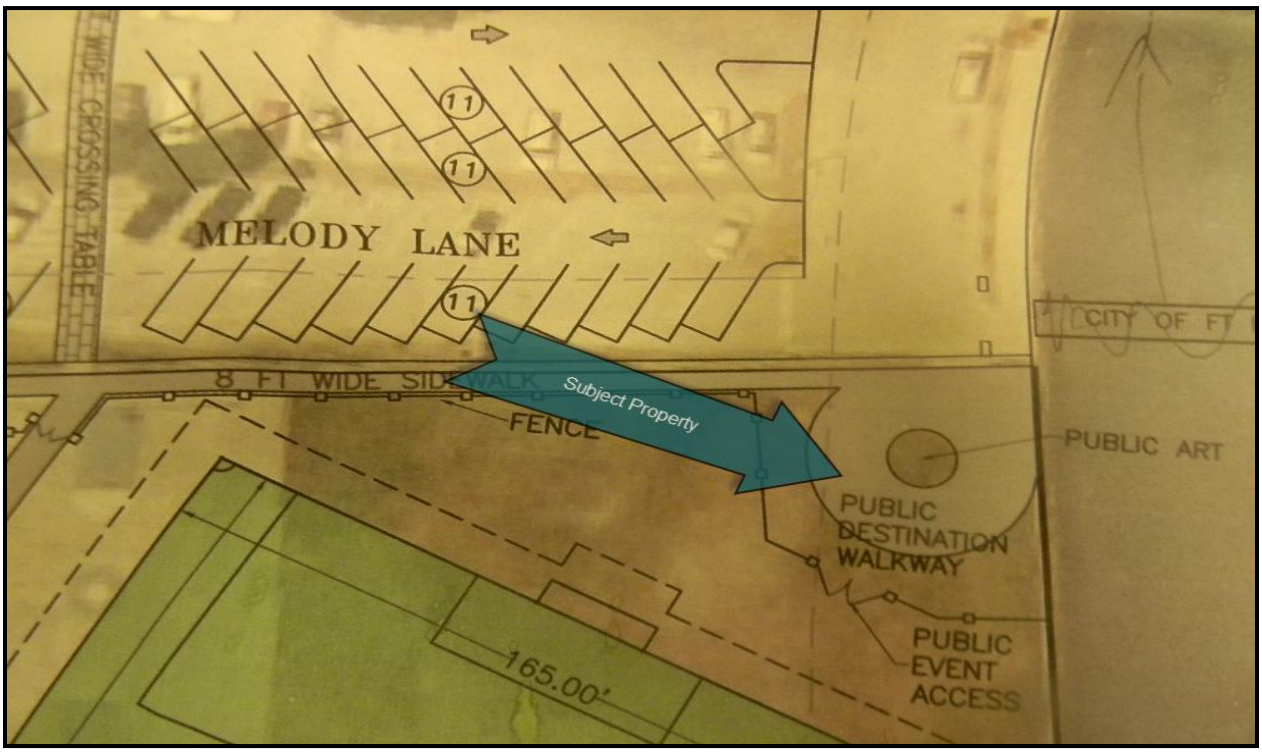
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY

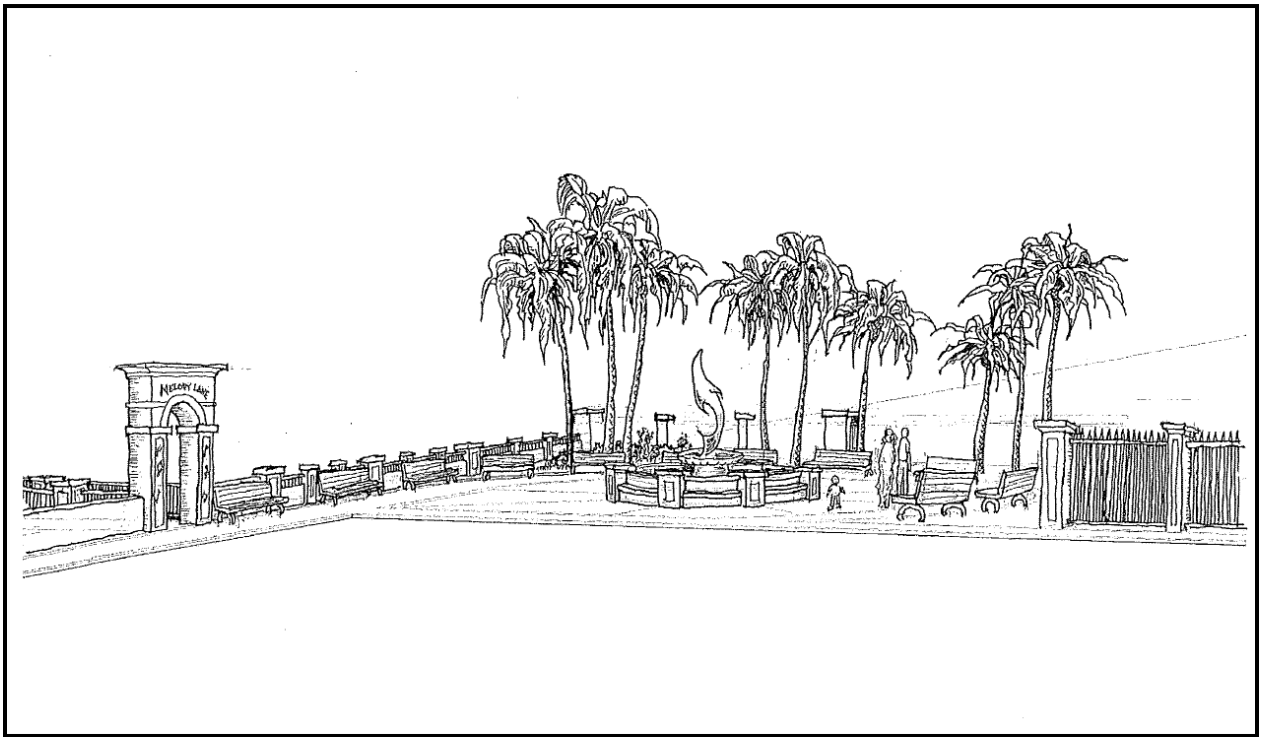
VIEW OF SUBJECT PROPERTY

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.

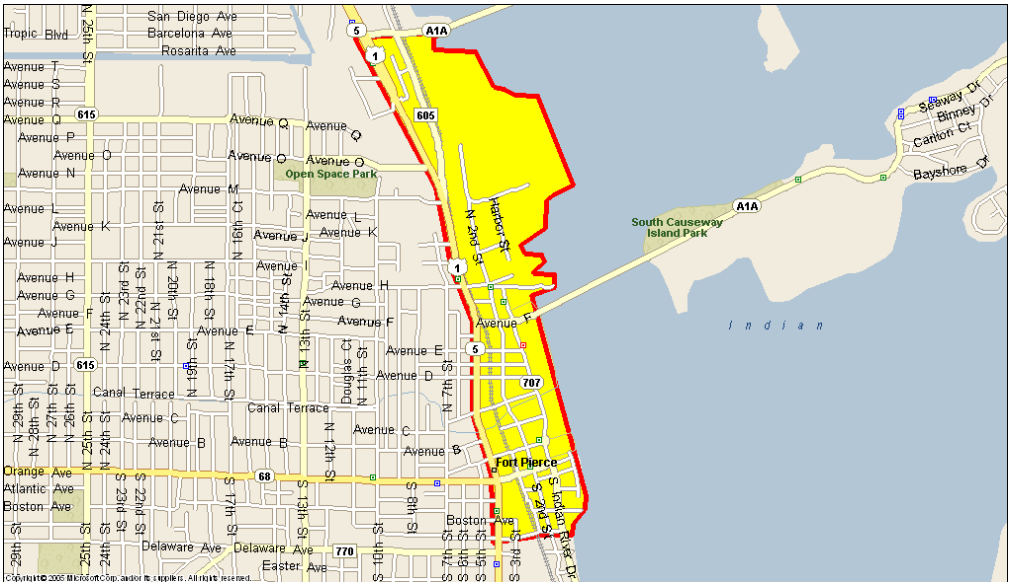
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

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.

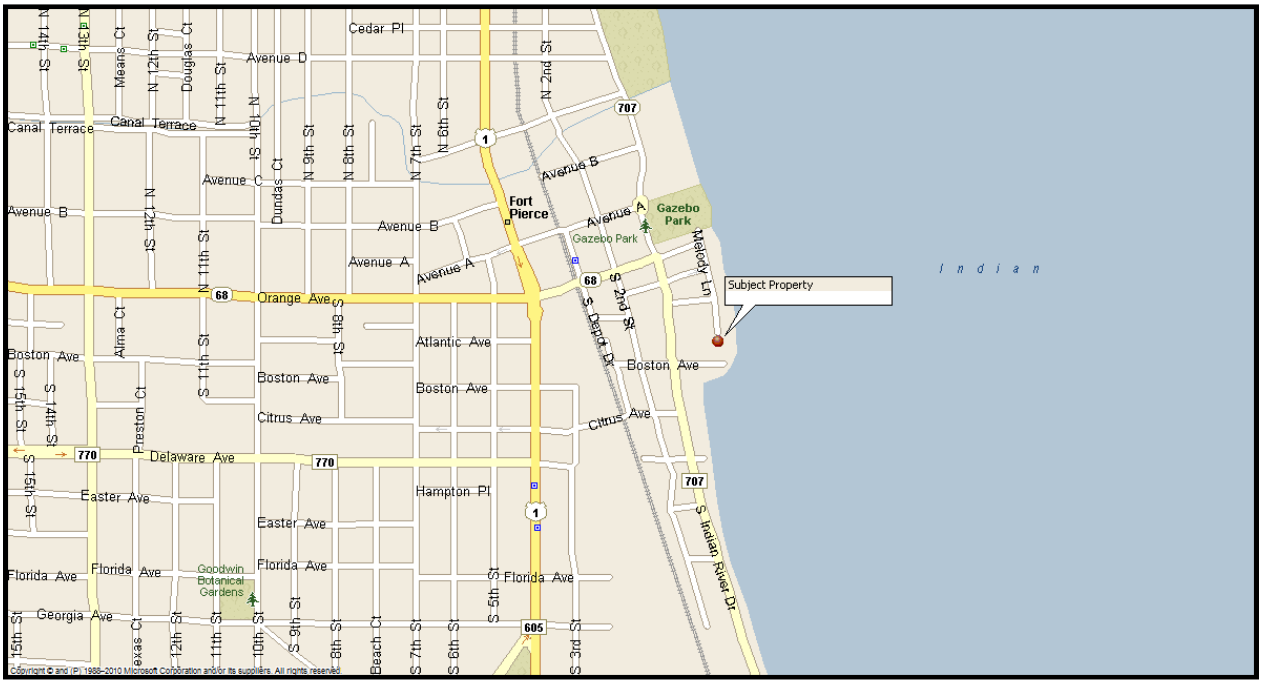
Typical Shop Views in District

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

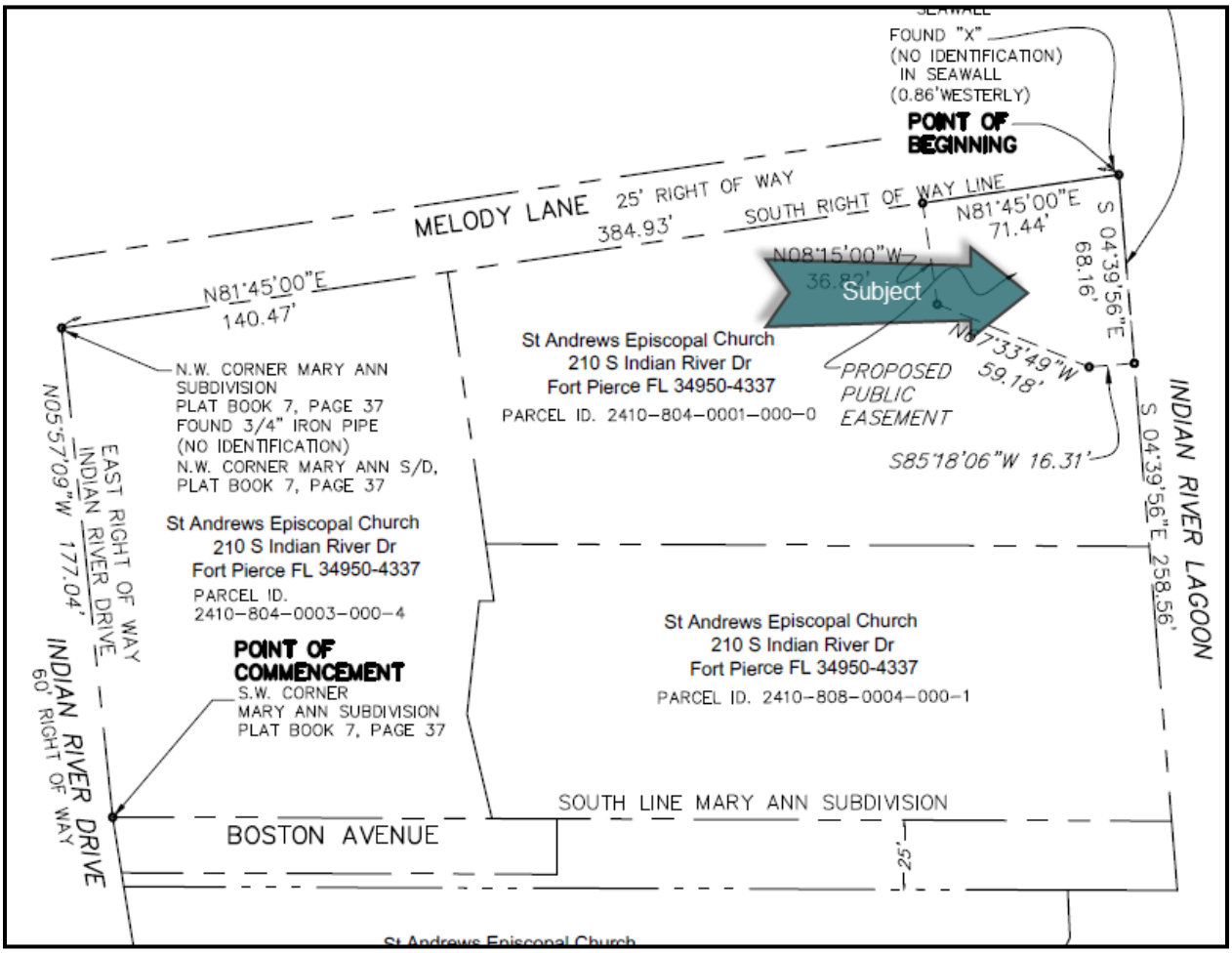
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

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.

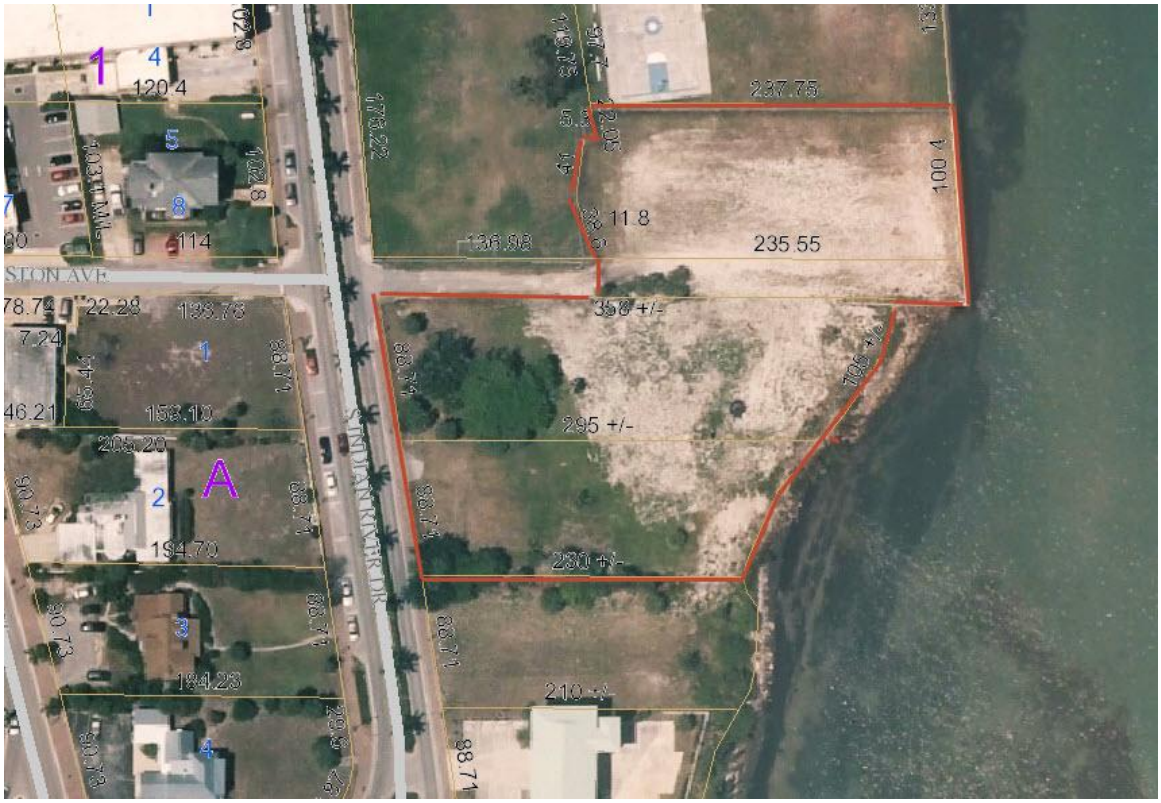
Discussion of Vacant Land Sales

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

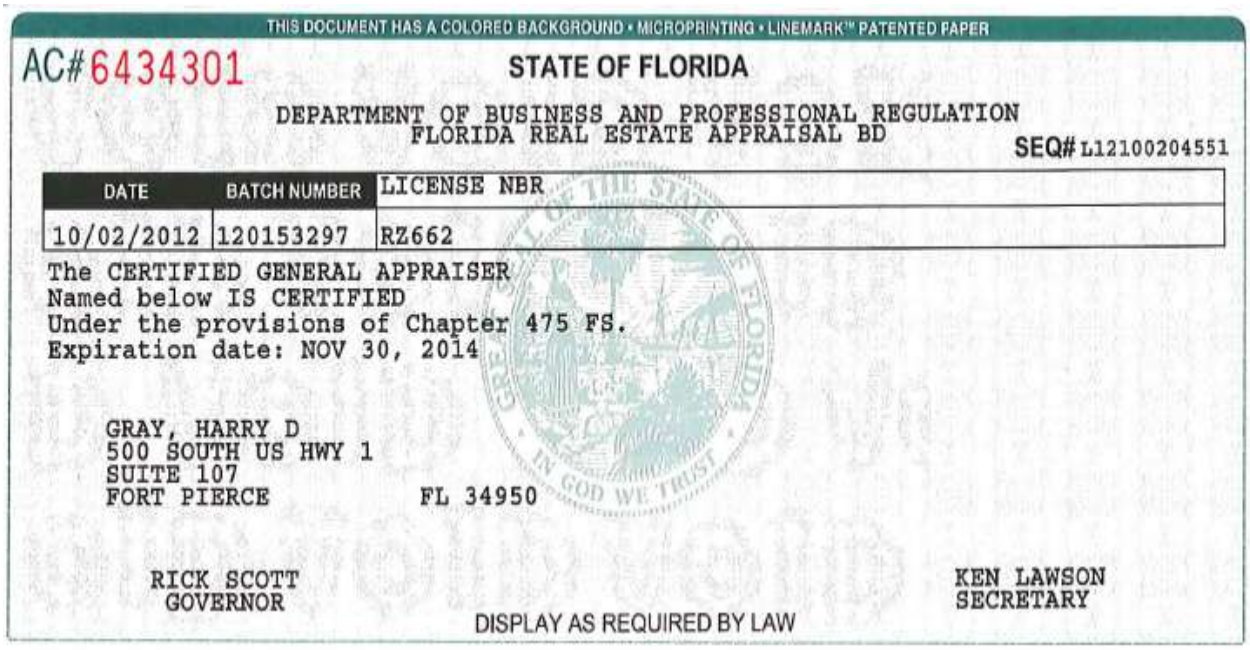
St. Lucie County Cattlemen's Association

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



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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

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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

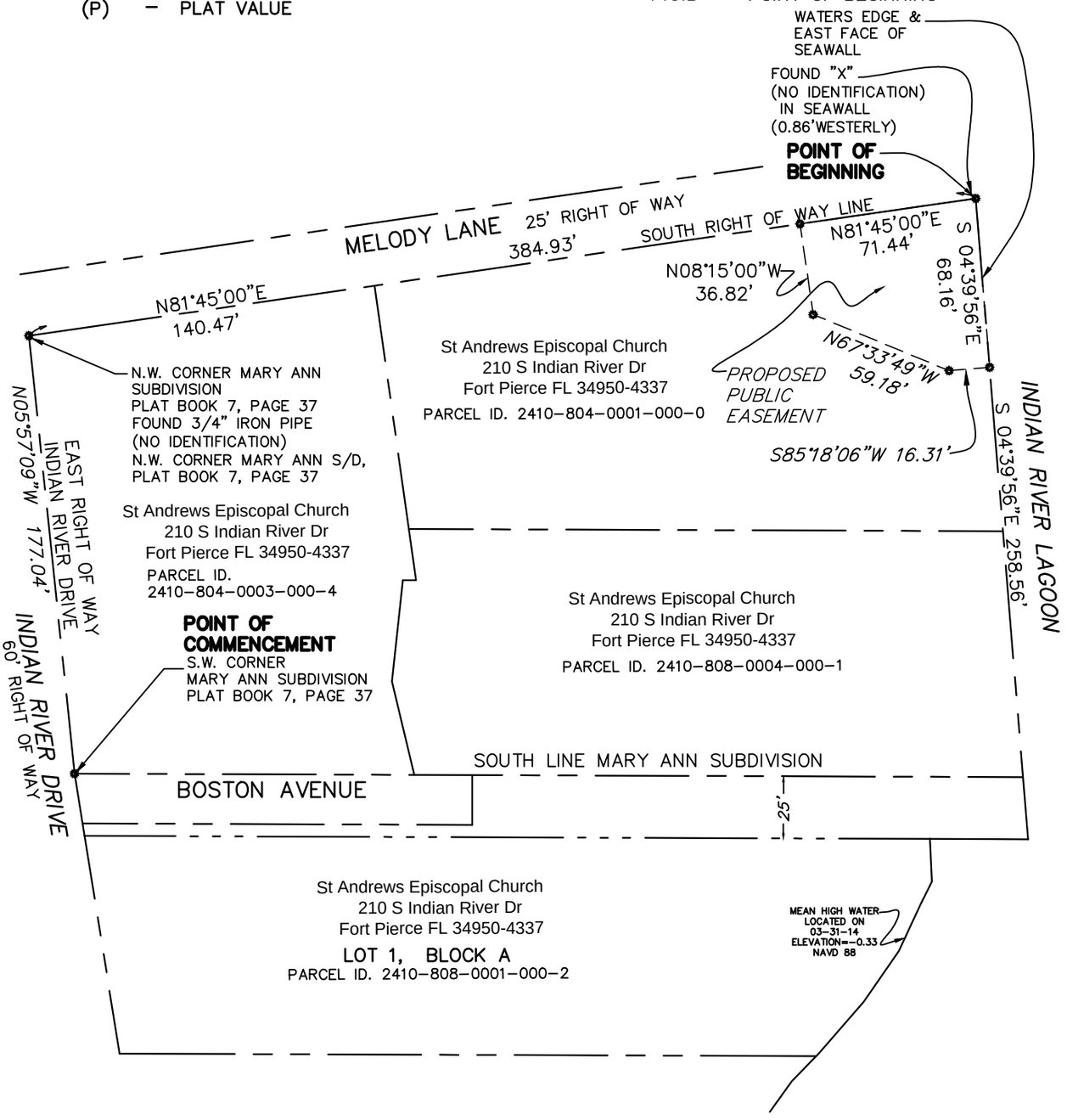
cc: The Reverend Father John Liebler

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

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

Meeting Date: 08/18/2014

Re: Appeal of the Decision of the Historic Preservation Board - Certificate of Appropriateness 14-23

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

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SUBJECT:

Appeal of the Decision of the Historic Preservation Board, Certificate of Appropriateness 14-23, Mural Removal & Stucco, 102 N 2nd Street

SUMMARY:

- The Historic Preservation Board, at their June 23rd, 2014 meeting, considered Certificate of Appropriateness Application (COA) 14-23 to seal, stucco and paint a portion of the eastern facade (over mural) to match the remainder of building.
- The Historic Preservation Board granted COA 14-23 with the condition that the property owner first attempt to seal the mural. The decision further accepted that if the mural cannot be sealed, the wall may be covered with stucco with the condition that it be of a smooth finish to accept a new mural and the implement a new mural within six (6) months of the stucco work, that is of equal size, quality and historical significance of the old mural, which may be approved by the Historic Preservation Officer.
- The property owner, on July 2nd, 2014, filed an appeal of the Board's Decision.
- Private parties have coordinated with staff to express a commitment of funding, materials, and expertise to supplement the cost of applying a smooth stucco finish and a new mural to the subject wall.

RECOMMENDATION:

Uphold the Decision of the Historic Preservation Board

ALTERNATIVES:

- Amend the Decision of the Historic Preservation Board
- Reverse the Decision of the Historic Preservation Board

RESPONSIBLE STAFF:

Kori Benton, Historic Preservation Officer

COORDINATED WITH:

None

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Staff Report
COA Application
Staff Report to HPB - COA 14-23
Approval Certificate
Minutes from June 23rd, 2014 HPB Meeting
Letter of Appeal
Correspondence with Appellant

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

RE: **Appeal of the Decision of the Historic Preservation Board Certificate of Appropriateness 14-23, Stucco & Painting Over Mural 102 N 2nd Street**

DATE: August 6th, 2014

STAFF REPORT

Certificate of Appropriateness (COA) 14-23
Stucco & Mural Removal

Owner(s):	RFMD Investments, LLC Ralf Fahmy P.O. Box 650991 Vero Beach, FL 32965
Representative:	Marty Limberis Plastering LLC Marty Limberis 10195 S. Indian River Drive Fort Pierce, FL 34982
Property Location:	100/102 N 2nd Street, Fort Pierce, Florida Parcel ID: 2410-503-0069-000-0
Historic Designation:	Non-contributing structure within the Downtown Historic District, Resolution 02-39
COA Request:	Approval to seal, stucco and paint a portion of the eastern facade (over mural) to match remainder of building
HPB Hearing Date:	June 23, 2014

Decision of the Historic Preservation Board

The Historic Preservation Board, at their June 23rd, 2014 meeting, approved the application to seal, stucco and paint a portion of the eastern facade (over mural) to match the remainder of building with the condition that the property owner first attempt to seal the mural. If the mural cannot be sealed, the Board granted the covering of the wall with smooth stucco to accept a new mural. The applicant must implement the new mural within six (6) months of the stucco work, and be of equal size, quality and historical significance of the old mural. The new mural may be approved by the Historic Preservation Officer.

Appeal

Aggrieved Party: RFMD Investments, LLC

Decision Being Appealed: Application of a condition which would require the installation of smooth stucco, instead of a rough stucco finish, and a replacement mural within six (6) months of the stucco work, of equal size, quality and historical significance of the old mural.

Relief Sought: Amend the decision of the board to grant approval without any conditions.

Facts Bearing on the Appeal

In 1995, the previous owner commissioned the painting of a mural on the eastern wall of the structure, facing Indian River Drive. The mural was completed in 1995 by an artist noted by the initials of GK.

On April 16th, 2001, the Fort Pierce City Commission adopted Ordinance K-72, Establishing Chapter 23 of the City Code of Ordinances, providing for the identification, protection, and promotion of restoration of buildings and districts within the City which have special historical, architectural, and archaeological value.

On March 18th, 2002, the Fort Pierce City Commission adopted Resolution 02-39, establishing the Downtown Historic District, encompassing the subject structure.

On May 8th, 2014, Marty Limberis of Marty Limberis Plastering LLC submitted a Building Permit application to remove cracked and loose stucco and replace with the same style. The original application did not include the overlay of stucco upon the noted extension of wall.

On June 9th, 2014, Ralf Fahmy, Chief Executive Member of RFMD Investments, LLC, submitted a Certification of Appropriateness application to complete the subject exterior alterations. The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.

On June 23rd, 2014, the Historic Preservation Board held a public hearing on Certificate of Appropriateness Application 14-23 and considered the request of the applicant, the provided staff report and presentation, and the Secretary of Interior Standards for the Rehabilitation of Historic Structures as adopted by Chapter 23 of the City Code of Ordinances. The applicant and representative were not present at the meeting to provide input or respond to inquiries.

After discussion, the Historic Preservation Board voted 6-1 to approve the request with the following notes and conditions:

> The Board considers the mural of historic importance. If the mural cannot be sealed, the wall will have a smooth coat of stucco applied to accept a new mural. The new mural is to be replaced within 6 months and be of equal size, quality and historical significance of the old mural. The new mural will need to be approved by the Historic Preservation Officer.

On June 24th, 2014, Staff provided the applicant and representative with the Approved Certificate of Appropriateness 14-23.

On July 1st, 2014, Ralf Fahmy provided Staff with a response to the Board's decision.

The Appeal

On July 2nd, 2014, Ralf Fahmy filed an appeal of the Board's decision with Staff, supplying the written response to the Board's decision as the support document.

> The appellant outlined the following concerns pertaining to the Board's decision:
> 1) Due to budgetary constraints, we are not able to finance the repainting of a mural.
> 2) Although the mural in question seems to depict an old world theme of Fort Pierce Trading Port, the mural itself signed 1995, does not seem to hold any historic value.
> 3) As current owners of the property on which the mural is located, it would be our preference that the wall be kept clear of any imageries.

The appellant further presented the following:

> "In the spirit of community, we are willing to donate the same mural space once renovated, for your association to fund a new mural, your committee and ours would deem appropriate for the location. We hope you will agree to this resolution, as we believe it to be a fair middle ground."

Applicable Secretary of Interior Standards

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Position

The appellant expressed concerns to staff, via email and verbal communication, that moisture seeps through this particular exterior wall through "staircase cracks" rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks. The appellant further indicated that the proposal is the first attempt to seal this side of the building, in response to deterioration observed over the last two years.

The Historic Preservation Board reviewed and considered the request submitted by the appellant. The decision rendered by the Board asserted historic significance of the mural present upon the eastern wall of the subject structure. The Board contributed the historic context of the artwork and its contributions to the City of Fort Pierce Centennial Celebration as key factors supporting this determination. Based upon this determination, the request conflicts with Secretary of Interior Standards 2, 4, 5, & 9 as it seeks to remove historic character and distinct features and materials from which characterize the structure.

Staff finds the Historic Preservation Board appropriately applied Secretary of Interior Standard 2, 4, 5 and 9 in their decision to seek the preservation of the subject feature based upon the primary determination of historic significance.

The appellant has not provided any documentation pertaining to efforts or cost assessments associated with sealing the wall and mural to address the concerns of water permeation from this wall, while preserving the feature present. The appellant initially expressed concerns regarding the costs associated with financing the repainting of a mural and expressed interest in keeping the wall clear of imageries; however, it was further provided that the owners were willing to donate the same mural space, once renovated, for an association to fund a new mural.

Staff received inquiries and commitments from various parties interested in resolving the petition through the provision of services and materials, free of charge, to complete a new mural for the subject wall. These assurances were forwarded to the appellant for consideration, however the appellant responded with further concerns related to the proposal. The initial counter from appellant was that installation of a smooth stucco finish is cost prohibitive in relation to the originally proposed rough stucco. The committed parties indicated that funding would be provided to alleviate these increased costs. Staff met with the appellant to discuss the further commitments indicated, however the counter from the appellant developed the concern for restricting future alterations or improvements to the subject façade i.e. window installation; however it is noted that no formal applications or requests have been presented to or considered by the Board. An amicable resolution consistent with the appellant's letter of appeal was not achieved.

Staff Recommendation

The decision of the Historic Preservation Board is consistent with City Code Section 23-45, Guidelines for review and issuance of Certificates of Appropriateness as well as the U.S. Secretary of Interior Standards for the treatment of Historic Properties, therefore Staff recommends that the City Commission uphold the decision of the Board. The appellant would retain the capacity to compile documentation and information related to the represented position and submit for further review by the Historic Preservation Board.

Bldg. Permit # _____ COA#_____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: _____

Parcel ID #: _____

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the _____ Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

_____ _____

Signature of Owner *Date*

Description of Requested Work

Please indicate the type of work requested:

❑Fence	❑ Shed	❑ Door(s)	❑ Roof
❑ Window(s)	❑ Signage	❑ Shutter(s)	❑ Porch

❑ Rehabilitation	❑ New Construction	❑ Demolition	❑ Relocation

❑ Site Improvements (describe) _____

❑ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

_____

_____

_____

Have other alterations been made to the site within the last 12 months? ☐ No ☐ Yes, _____

Will the proposed work require a Zoning Variance? ☐ No ☐ Yes, Code Section(s): _____

_____

Application Requirements

❑ $10.00 Application fee

❑ Site Plan with dimensions.

❑ Architectural Drawings:
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

❑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

❑ Material(s) specifications and/or sample(s)

❑ Color samples.

❑ Demolition – Plans for what will be taking the demolished structure's place should be submitted.

– Chapter 23 –

Preservation of Historic and Archaeological Sites, Structures, & Districts

Article V. – Certificate of Appropriateness

Section 23-41. Required.

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

Section 23-44. Pre-application conference.

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

Section 23-45. Guidelines for review and issuance.

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

Section 23-49. Demolition.

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified

expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

(2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.

(3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.

a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure?

b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

c. Is the structure one of the last remaining examples of its kind in the city, county or region?

d. Does the structure contribute significantly to the historic character of a designated district?

e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Section 23-50. Moving existing structures.

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

Variances

Section 23-61. Variances.

The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in article VIII of chapter 22 of this Code of ordinances.

standards for rehabilitation

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10) New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JUNE 23RD, 2014

Agenda Item 5B

Owner/ Applicant

RFMD Investments LLC

Representative

Marty Limberis Plastering LLC

Location

100/102 N 2nd Street

Parcel

2410-503-0069-000-0

Historic Status

Non-contributing

Requested Action

Seal, stucco, and paint the east wall of the subject structure to match existing walls of the structure.

Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1954 Structure was built.
- 1992 Structure was remodeled
- 1999 City Commission Designated the Downtown District as the Historic Down town District.
- 2000 Structure was remodeled, including exterior improvements and alterations
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2010 Business tax license for the subject space was inactivated, rendering the storefront vacant.
- 2013 The HPB granted conditional COA approval of minor exterior alterations to the structure.
- 2014 Staff administratively approved stucco repair/resurfacing.

STAFF ANALYSIS

The applicant is requesting to seal, stucco & paint the east wall of the subject structure, to match the remaining walls of the structure. The requested alterations would overlay an existing mural features on this elevation. The mural, painted in 1995, features a maritime scene which presents a paddle steamer executing a cargo delivery to what appears to be the old Fort Pierce marina. The mural was painting during a decade of preparation and downtown revitalization in conjunction with our City's Centennial Celebration. The mural contributes to the City of Fort Pierce's Art in Public Places mission and initiatives. The mural was present on the structure when the City Commission adopted resolution 99-95, Designating the Downtown District as the Historic Downtown District, and also at the time of reauthorization of the Downtown Historic District in 2001. The property was acquired by the current owner in 2010, inheriting the present artwork.

The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that currently, moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.

The permeation of moisture into the structure, if facilitated through the subject wall of the structure, should be addressed to alleviate the negative impacts to the structure. The elimination of the potential points of intrusion may be accomplished via alternatives to the overlay of the wall and mural with stucco. The application and maintenance of a clear sealant, polycrylic, or water-based archival varnish are the most appropriate actions to effectively eliminate the potential for further access by moisture. The overlay of stucco upon the mural would render a large expanse of wall without windows, architectural features, or creative detail, altering the character of this elevation of the structure.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Recommendation

Staff recommends that the Historic Preservation Board consider the historic significance of the existing mural pursuant to Secretary of Interior Standard 4. If the Board deems the mural to lack historical significance, Staff recommends approval of the requested alterations, based upon their compliance with the remaining Secretary of Interior Standards.

Existing Mural at Rear of 102 N 2nd Street— Painted 1995

Current Progress of Stucco Repair/Replacement on Southern Façade

303 S US 1
Mural was painted over between 2011-2012

Avenue A, Between N 2nd St. & N Indian River Dr.
Mural on Former OPS Building— Currently deteriorating

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#14-23 ■**HISTORIC PRESERVATION BOARD APPROVAL** ❑**ADMINISTRATIVE APPROVAL**

Site address 100/102 N. 2nd Street

❑Contributing ■Non-Contributing ❑Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Seal, stucco, and paint the east wall of the subject structure to match existing walls of the structure.	The mural is considered to be of historic importance. If the mural cannot be sealed, the wall will have a smooth coat of stucco applied to accept a new mural. The new mural is to be replaced within 6 months and be of equal size, quality and historical significance of the old mural. The new mural will need to be approved by the Historic Preservation Officer.	Secretary of Interior Standard 4

APPROVED:

Board Approval

Peggy Harris 6/23/14

Peggy Harris, Vice-Chair — Date
Historic Preservation Board

Administrative Approval

Kori Benton — Date
Historic Preservation Officer

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Kori Benton, Historic Preservation Officer, at (772) 467-3739 or via e-mail at kbenton@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Attach a copy of this Certificate, as well as all attached, stamped "APPROVED" plans and renderings to any building permit or site plan applications.

Provided to:	Name/Address	Via
Owner/ Applicant	RFMD Investments, LLC P.O. Box 650991 Vero Beach, FL 32965	E-mail
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Motion was made by Paul Sampson, and seconded by Charlie Hayek to approve COA 14-20 with the following conditions:
1) The fence shall not exceed 6' in height until the fence is behind the Boston House sign.
2) Sliding gate should be installed as close to the building as possible.
3) Lighting shall be installed both in front of and behind the newly planted hedges on Indian River Drive and Boston Avenue.
4) Hedges shall be maintained no higher than the retaining wall.

AYE: Paul Sampson, Jean-Ellen Wilson, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

NAY: Brad Culverhouse

Passed

b. Seal, stucco, and paint the east wall of the subject structure to match existing walls of the structure.

Mr. Sampson disclosed that he knows the representative, Marty Limberis Plastering personally but he has no ties to the project.

Mr. Benton gave an overview of the project. Mr. Culverhouse asked who paid for the mural. Mr. Benton responded that it is difficult to suggest the specific organization that paid for the mural. He was led to believe it was donations through Ft. Pierce Mainstreet and St. Lucie County Mural Society in 1995. The existing property owner took ownership of the structure after the mural was painted and after the City of Ft. Pierce had adopted the Downtown Historic District.

Mr. Culverhouse asked if it is possible to seal the wall in other way besides stuccoing or sealing over the mural. Mr. Benton stated there are other alternatives to preserve the mural as well as preclude any water permeation. Mr. Culverhouse asked the difference in cost of acrylic clear coat sealant opposed to stuccoing over. Mr. Benton stated he is not aware of the cost. Mr. Culverhouse asked if the clear coat would preserve the mural. Mr. Benton stated yes, if done properly.

Ms. Boardman asked if the applicant indicated they would add a mural once the wall had new stucco. Mr. Benton stated staff engaged in discussions with the property owner and they indicated the City of Ft. Pierce or the Mural Society would have the ability to repaint a mural on the wall; however it is contingent on funding and assurance from the applicant that it can be executed. Mr. Sampson asked if anyone has contacted the mural society. Mr. Benton stated he tried to contact Ms. Cassens from the St. Lucie County Mural Society and Mainstreet Ft. Pierce.

Mr. Sampson stated there are some serious cracks and gaps in the block work so it would take quite a bit of clear coat to seal them up. Mr. Culverhouse asked if there is any reason it could not be done. Mr. Hayek stated he has been watching most of the construction Limberis Plastering has done. He does not think it can be repaired with a sealer. The cracks are so extensive and the preservation of a building is a lot more important than a preservation of a mural. They will not be able to stop the leaks unless they do an entire stucco job on the entire east end. Mr. Benton read an e-mail from the applicant stating that over the past two years the wall has deteriorated significantly. Currently the moisture seeps through the staircase cracks rendering the inside of the wall moldy and the rain swells the cracks even more, creating a vicious cycle.

Vice-Chair Harris asks if the grant that was discussed a couple of months ago, could be used

to put the mural back. Mr. Benton responded that all the funds have been allocated for the past year's façade grant opportunity. Funds were allocated to this specific property owner for improvements of the site.

Motion was made by Paul Sampson, and seconded by Brad Culverhouse with the following conditions. The Board considers the mural of historic importance. If the mural cannot be sealed, the wall will have a smooth coat of stucco applied to accept a new mural. The new mural is to be replaced within 6 months and be of equal size, quality and historical significance of the old mural. The new mural will need to be approved by the Planning staff.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris

NAY: Charlie Hayek

Passed

6. NEW BUSINESS

Mr. Benton stated staff is moving very close to finalizing the proposed signage for installation at Old Fort Park.

The framing has been prepared for installation of the new windows at the St. Anastasia school house on Orange Avenue. The city has been approached by the St. Anastasia Endowment Board. They would like to receive any of the preserved windows for part of their fundraising program.

Vice-Chair Harris congratulated Mr. Sampson for not missing a Historic Preservation meeting.

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Motion was made by Paul Sampson, and seconded by Brad Culverhouse to table vote of Chair and Vice-Chair until next meeting when Chairwoman Gates is present.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

Passed

8. CONSIDERATION OF ABSENCES

Mr. Benton stated he appreciates everyone who attended the meeting. In the past there have been circumstances and concerns for attendance.

He stated several applicants have applied for the Historic Preservation Board in the last couple of months and the City Commission does look at attendance. Mr. Culverhouse asked whose terms were up. Mr. Benton stated Ms. Boardman, Chairwoman Gates, Ms. Jackson, Mr. Sampson and Ms. Wilson's term expire April 2015. Mr. Culverhouse's term expires April 2016.

Motion was made by Suzanne Boardman, and seconded by Holly Theuns to excuse the absences of Chairwoman Gates and Ms. Jackson.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

Passed

RFMD Investments, LLC

P.O.Box 650991
Vero Beach, FL 32965
O: 772.461.4359
C: 772.979.1115
F: 772.461.9518
RFMDinvestments@aol.com

Fort Pierce Historic Preservation Board

Dear Members:

We are in receipt of your Historical Board approval certificate, dated 06/23/2014, granting permission to seal, stucco and paint the East wall of our 100/102 N. 2nd Street property in Fort Pierce. Many thanks for your approval on this much necessary renovation.

However, we would respectfully like to appeal your request to replace the current mural as part of our renovation efforts. Our reasons are outlined below:

1- Due to budgetary constraints, we are not able to finance the repainting of a mural.

2- Although the mural in question seems to depict an old world theme of Fort Pierce Trading Port, the mural itself signed 1995, does not seem to hold any historic value.

3- As current owners of the property on which the mural is located, it would be our preference that the wall be kept clear of any imageries.

But in the spirit of community, we are willing to donate the same mural space once renovated, for your association to fund a new mural, your committee and ours would deem appropriate for the location. We hope you will agree to this resolution, as we believe it to be a fair middle ground.

We look forward to hearing from you regarding our appeal, so we can resume the much needed renovation work on our property, currently being delayed due to this unresolved issue.

Cordially,

Ralf Fahmy
Chief Executive Member
RFMD Investments, LLC

Mural & COA 14-23

Kori Benton to: RFMDinvestments 08/07/2014 10:41 AM
Cc: Marty Limberis
Bcc: Karen emerson

Good morning,

I am writing to confirm our 2 PM meeting scheduled for this afternoon and to summarize updates regarding COA 14-23 and our discussions regarding proposals from the community to assist in the resolution of the Mural replacement.

The Historic Preservation Board rendered a decision that the existing mural is considered to be of historic importance. Further, the Board indicated that if the mural (wall holding the mural) cannot be sealed (to prevent further moisture intrusion), the wall may be covered with smooth stucco to accept a new mural to replace the established mural. The replacement of the mural is to be replaced within 6 months (of stuccoing over the present mural) and that the replacement be of equivalent size, quality and historical significance of the old mural. The new mural will be approved by the Historic Preservation Officer.

Since the outcome of the Board's Public Hearing and Decision, concerns have been expressed regarding the costs associated with the reproduction of a mural and the increased costs of applying smooth stucco to the wall in-lieu of rough stucco. As noted below and in conversation, City Staff has been approached by an Artist, Skip Fuller and Art Mundo, a Downtown Art Association with a proposal to assist in alleviating the costs associated with replacing the mural. Mr. Fuller has presented a commitment of his time and skills without compensation, and Art Mundo has suggested their capacity to raise funds through donations to cover the material costs of the mural. After the presentation of these proposals, it was noted that the costs of applying a smooth stucco finish, as opposed to a rough stucco finish (to match the south and west facades) would cause hardship of increased costs. If possible, are you willing to provide any information about the increased costs, or funding necessary to supplement the stucco work to provide the smooth stucco necessary to complete the conditions of approval. A local group of businesses may be interested in providing additional funding to support the replacement effort, filling the funding gap noted.

I look forward to our meeting this afternoon to explore potential routes of resolution to the current concerns and appeal. Thank you for your assistance and continued coordination. Have a great day.

Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954

Kori Benton Warm Regards, Kori Benton 07/18/2014 09:26:25 AM

From: Kori Benton/cfp
To: RFMDinvestments@aol.com,
Date: 07/18/2014 09:26 AM
Subject: Fw: Mural proposal <Watchdog: Virus checked>

Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954

Linwood Fuller Kori, I have been informed by Holly that there m... 07/16/2014 08:29:11 AM

From: Linwood Fuller <offislandart@gmail.com>
To: KBenton@city-ftpierce.com,
Date: 07/16/2014 08:29 AM
Subject: Mural proposal <Watchdog: Virus checked>

Kori,
I have been informed by Holly that there may be a mural opportunity in Fort Pierce.
It is my understanding that the wall will be re stuccoed .
I would like the opportunity to present a design for consideration.
If this sounds feasible I will put together a presentation for approval.
Holly has offered to help raise funds for this projects supplies etc. I will of course be donating my time and skills.
I am looking forward to your reply so I can get the ball rolling.

All the best,
Linwood (Skip) Fuller

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 08/18/2014

Re: FPUA Annual Budget

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval and Acceptance of the FPUA FY2015 Annual Budget and FY2014 Amended Budget.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), hereby submitted for consideration by the City Commission during the August 18, 2014 City Commission meeting, is the FPUA's FY 2015 Annual Budget and FY 2014 Amended Budget.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2014 Annual Budget and FY2014 Amendment as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

William G. Thiess, P.E., Director of Utilities
Nina Hurtubise, CPA, FPUA Director of Finance

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

FPUA FY2015 Budget

2014-2015 Annual Budget

Fort Pierce Utilities Authority

For the Fiscal Year Ending September 30, 2015

Amending the Fiscal Year Ending September 30, 2014

Fort Pierce Utilities Authority

A Component Unit of the City of Fort Pierce, Florida

ANNUAL BUDGET

For the fiscal year ending September 30, 2015
Amending the fiscal year ending September 30, 2014

Prepared by
Department of Finance

Nina B. Hurtubise, CPA
Director of Finance
nhurtubise@fpua.com
www.fpua.com

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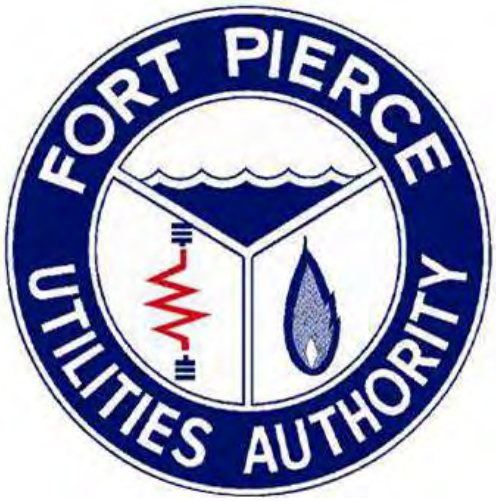

FORT PIERCE
UTILITIES AUTHORITY

OVERVIEW

FORT PIERCE UTILITIES AUTHORITY BOARD

FY 2014*

Daniel M. Delulio, CPA
Chairman

Darryl Thomas-Bey
Vice-Chairman

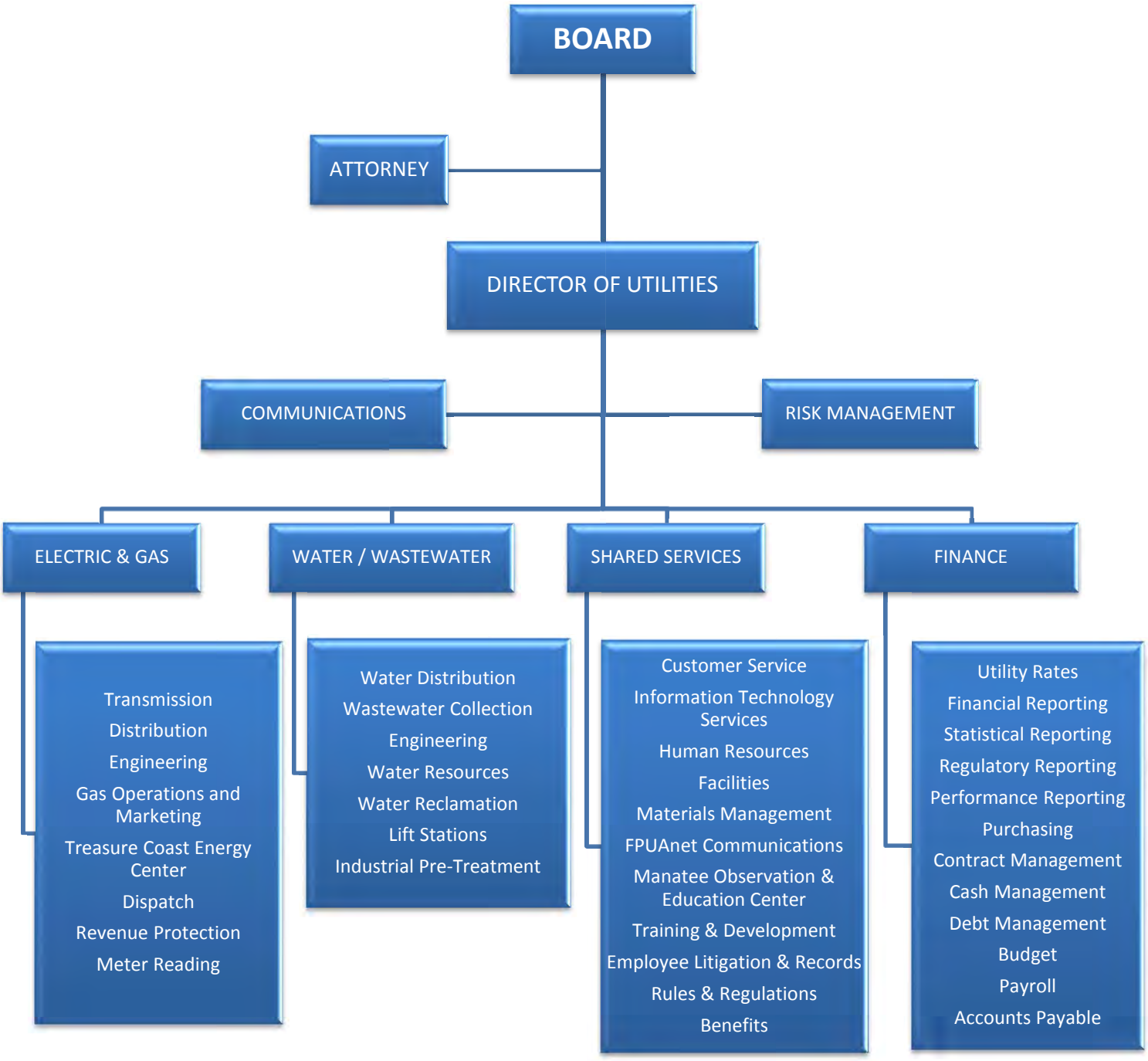
Michael A. Perri, Jr.
Secretary

Glynda W. Cavalcanti, CPA
Deputy Secretary

Linda Hudson
Mayor-Member

* Appointment of new officers is scheduled for October 2014.

Fort Pierce Utilities Authority
ORGANIZATION CHART



Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority employees have “enhanced the quality of life in our community" by

Agape Senior Citizens Recreational Center
American Cancer Society
American Legion
American Red Cross
ARC of St. Lucie County
ASA Girls Fast Pitch Softball
Awanas First Baptist Church of Stuart
Backus Gallery
Big Brothers/Big Sisters
Book Depot Martin County Library
Boy Scouts of America
Busch Wildlife Sanctuary
Calvary Chapel
Castle
Central Florida Bible Camp
Chester A. Moore Elementary School
Children Home Society's Wave CREST Shelter
Children's Miracle Network
Club Utilitas, Inc. Teen Center
Colonnades Association 3
Common Ground Vineyard Church
Community Church of Vero Beach
Conservation Alliance of SLC
Council On Aging of St. Lucie County
Dogs 4 Disabled Veterans
Downtown Business Association
Drug Abuse Treatment Association, Inc (DATA)
Early Learning Coalition
Engineering Ministries International
Exchange Club
Faith Family Worship Center
Family Fun Day Lawnwood Stadium
Family Meals Inc. – SLC
First Baptist Church of Stuart
First Baptist Church of White City
First United Methodist Church of PSL
Florida Army National Guard
Florida Engineering Society
Florida March of Dimes Foundation
Florida Water Environment Assoc. (FWEA)
Florida's Blood Centers
Fort Pierce Authentic Tours (FPAT)
Fort Pierce Central High School
Frances K Sweet Magnet School
Florida Section of American Water Works Assoc. (FSAWWA)
Girl Scouts of the USA
Grace Emmanuel Church
Graceway Village
Great American Cleanup
Green Committee
Habitat for Humanity
Harvest Food & Outreach Center
Healthy Start Coalition of St. Lucie County
Heathcote Botanical Gardens
Hibiscus Children's Center
Hobe Sound Animal Protection League
Hospice of the Treasure Coast
Imagine School of Vero Beach
In The Image of Christ, Inc.
Independent Haitian Church
Indian River State College-College Reach-Out Program (CROP)
Jack and Jill of America
Kids at Hope
Kiwanis Clubs
Knights of Columbus
Leadership Saint Lucie
Lincoln Park Academy
Lincoln Park Main Street
Macedonia 7th Day Adventist Church
Main Street Focus Magazine
Main Street Fort Pierce

Mission Statement

in a continuous effort to enhance the quality of life in our community"

contributing their time and service to the following organizations:

Manatee Observation and Education Center (MOEC)
Marine Corp League
Marine Industries Association of the Treasure Coast Waterway Clean Up
Martin District Academic Team
Martin Luther King, Jr. Commemorative Committee of St. Lucie County
Matthews Café
Mission Churches International Inc.
Muscular Dystrophy Association
Mustard Seed Ministries
National MS Society – SLC
Navy UDT-SEAL Museum
Northside Bat and Ball Club
Oxbow Eco-Center
Oyster Festival and Wing Fest
Parkview Baptist Church
Pilot Club of Fort Pierce
Pinewood Elementary School
Port St. Lucie American Little League
Port St. Lucie Athletic Association
Port St. Lucie National Little League
Port St. Lucie Police Department
Port St. Lucie Power Squadron
Pregnancy Resources
Relay for Life
Rosewood Elementary School
Rotary Clubs
Safe Space of St Lucie
Salvation Army Christmas Angels
Sandy Shoe Festival
Sea-Life Habitat Improvement Project
Semper Fi Fund
South Fork High School
Southwestern Port St. Lucie Little League
St. Andrews Academy
St. Jude Children's Research Hospital
St. Lucie / Stuart / Martin County Chambers of Commerce
St. Lucie Bob Cats (Semi-Pro Football)
St. Lucie County 4-H
St. Lucie County Economic Development Council
St. Lucie County Fair Association
St. Lucie County Harbor Advisory Committee
St. Lucie County Human Resources Association
St. Lucie County School Board
St. Lucie County Sheriff
St. Lucie County Toys for Tots
St. Lucie Panthers Softball Organization
St. Lucie Village
The Arts Alliance of SLC
The Royal Palms of St. Lucie
The Van Duzer Foundation
The Worship Center International Ministries
Toastmasters International
Treasure Coast Blood Bank
Treasure Coast Education & Research Development
Treasure Coast Environmental Education Council
Treasure Coast Food Bank
Treasure Coast Manatee Foundation
Treasure Coast Regional Utility Organization
Tri County Animal Hospital
United Way of St. Lucie County
Vero Beach First Nazarene Church
Vero Beach Little League - IRC
Vero Beach Masonic Lodge
Waterways Plan for Martin & St. Lucie County Steering Committee
Winners Walk Tall
Wounded Warriors

DIRECTOR OF UTILITIES

William G. Thiess, P.E.

Director of
Electric & Gas Systems

William E. Baldwin, P.E.

Director of
Water/Wastewater Systems

Timothy E. Perkins, P.E.

Director of
Financial Services

Nina B. Hurtubise, CPA

Director of
Shared Services

Evelyn I. Walker

Risk Manager

Nancy A. Dallaire

Communications Program Manager

Jason Van Hoffman

Department	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
10 Board	5	5	5	5	-
11 Director of Utilities	2	2	2	2	-
12 Attorney	1	1	1	1	-
18 Risk Management	5 D	6 D	5 D	5 D	-
41 Communications	1	1	1	1	-
TOTAL	**14**	**15**	**14**	**14**	-

D - Includes DROP participant employees

DIRECTOR OF ELECTRIC & GAS SYSTEMS

William E. Baldwin, P.E.

Electric Transmission & Distribution

Cairo A. Vanegas
Superintendent

Electric & Gas Engineering

Javier Cisneros, P.E.
Supervising Engineer

Gas Operations

John K. Tompeck, P.E.
Gas Operations &
Energy Services Manager

Treasure Coast Energy Center

Edward S. Leongomez
Plant Manager

Department	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
02 Treasure Coast Energy Center	15 D	14 D	14 D	14 D	-
51 Director of Electric & Gas Systems	1 D	1 D	1 DP	1 DP	-
54 Electric Transmission & Distribution	51 D	49 D	46 D	46 D	-
56 Electric & Gas Engineering	9	10	9 P	9 P	-
74 Gas Operations	15 D	16 D	15 D	15 D	-
TOTAL	**91**	**90**	**85**	**85**	**-**

D – Includes DROP participant employees

P – Excludes part-time employees

DIRECTOR OF WATER/WASTEWATER SYSTEMS

Timothy E. Perkins, P.E.

Water/Wastewater Engineering

Valerie Schulte, P.E.
Supervising Engineer

Water Resources

Keith Stephens
Superintendent

Water Distribution

Andrew D. Byrd
Superintendent

Wastewater Collection

Mark Kobbe
Superintendent

Water Reclamation

Laurence Benning
Superintendent

	Department	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
61	Director of Water/Wastewater Systems	1	1	1 D	1 D	-
62	Water Resources	23 D	23 D	23 D	23 D	-
64	Water Distribution	25	28	28	28	-
66	Water/Wastewater Engineering	11 D	11 D	11 DP	11 DP	-
82	Water Reclamation	13 D	14 D	16 D	16 D	-
84	Wastewater Collection	21 D	21 D	21	21	-
	TOTAL	**94**	**98**	**100**	**100**	**-**

D – Includes DROP participant employees

P – Excludes part-time employees

DIRECTOR OF SHARED SERVICES

Evelyn I. Walker

Customer Service

William S. Abramowicz
Manager

Human Resources

Lois A. Wolfe, M.S.
Manager

Information Technology Services

Thomas Fryar
Manager

Facilities/Materials Management

Eric Winterstein, C.F.M.
Superintendent

FPUAnet Communications

Donald T. Landin
Manager

Manatee Observation & Education Center

Judith Ann Widmayer
Manager

	Department	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
01	Manatee Observation & Education Center	2 P	2 P	2 P	2 P	-
15	Human Resources	4	4	4	4	-
22	Materials Management	3 P	3 P	4 P	4 P	
31	Director of Shared Services	1	1	1	1	-
32	Information Technology Services	16	16	16	16	-
35	Facilities	5	5	5	5	-
43	Customer Service	26 D	26 D	26 DP	26 DP	-
93	FPUAnet Communications	2	2	2	2	-
	TOTAL	**59**	**59**	**60**	**60**	**-**

D - Includes DROP participant employees
P - Excludes part-time employees

DIRECTOR OF FINANCIAL SERVICES

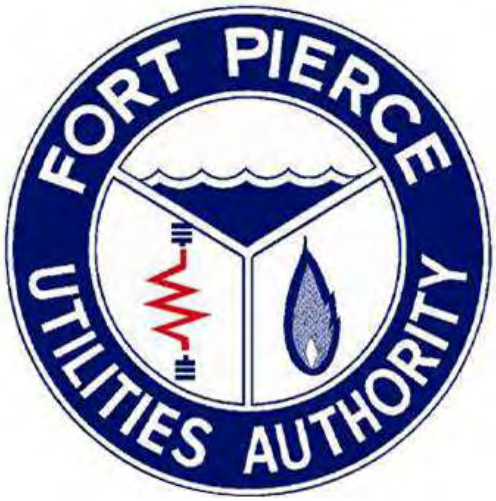
Nina B. Hurtubise, CPA

Department	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
21 Finance	11 D	11 D	12	12	-
TOTAL	**11**	**11**	**12**	**12**	**-**

D - Includes DROP participant employees

FPUA TOTAL FULL-TIME POSITIONS

Directorate	FINAL 9/30/2012	FINAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015	Change from 9/30/2014 to 9/30/2015
Director of Utilities	14	15	14	14	-
Director of Electric & Gas Systems	91	90	85	85	-
Director of Water/Wastewater Systems	94	98	100	100	-
Director of Shared Services	59	59	60	60	-
Director of Financial Services	11	11	12	12	-
TOTAL	**269**	**273**	**271**	**271**	**-**


FORT PIERCE
UTILITIES AUTHORITY

TeamUA - Over 3,200

WILLIAM S ABRAMOWICZ
JAMES D ADAMS
MARY R ADAMS
STANLEY L ADAMS
CLIFTON ALCOCK
CHARLES ALFORD
JEANNETTE C ALLEN
MICHAEL J AMBROSINO
RASHAN A ANDERSON
WILLIAM A ANDERSON
TINA ATTEY
ROBERT G AUSTIN
ANDREW AVERS
MAURICE BACON
JEFFREY W BAKER
WILLIAM E BALDWIN
RAUL L BARRERA
MARK T BASSETT
RYAN D BASTINE
LORI L BATTIPAGLIA
TIM W BATTLE
MEREDITH L BENNETT
LAURENCE BENNING
KARYL RENEE BERTRAM
LORI BIANCO
JO-ANN BILYK
R CRAIG BREWER
S LANCE BRICK
DANIEL BROLMANN
WILLIAM BROOKS
CLYDE L BROWN
ANDREW D BYRD
JOSHUA CALANDRO
JOHN C CANARD
DADE CORY CAPPAR
JAMES CARNES
GLYNDA W CAVALCANTI
DAVID CAVE
MICHAEL J CHAMBERS
GARY D CHANEY
MICHAEL CHATMAN
JAVIER CISNEROS
LINDA CLARK
ANDRE DENELL CLEVELAND
JAMES COMBS
LEE ROY COMBS
WILLIAM CONAVAY
CHARLES D CONNELL
TED E COOK
FRANK COX
STANLEY L COYLE
CRAIG A CRAWFORD
WILBURN L CRAWFORD
CHRISTOPHER CRUMBLEY
JONATHAN D CRUMBLEY
JAMES P CUNNINGHAM
ROBYN CURLEY
MICHAEL W CURRID
NANCY A DALLAIRE
WALTER W DAMPIER
THOMAS M DAROZA
ALDONIO DASILVA
ROBERT P DAVIS
LUGEY DAWSON
D WAYNE DEARMAN
DANIEL DEIULIO
JAMES SEAN DENMAN
OWEN A DENNIS
SCOTT DENNIS
GARY DEPASTINO
ANDREW J. DIGIACOMO
IRENE LEVETTE DIXON
CHARLES A DONNON
THOMAS A DRISKELL
MARK DUFFANY
PETER DUNCAN
SCOTT DYKEMA
JOYCE E EASTERDAY
CHRISTOPHER L FATZINGER
JENNIFER KELLY FEE
DENISE E FOUNTAIN
SHARI G FRANCO
MARY C FRIER
THOMAS A FRYAR
NORIEL FUMERO
JOSEPH MICHAEL FUORE
SHERRY L FURGERSON
FREDERICK C GADDIS
SHEILA J GARDNER
STEVEN F GATINS
LEONARD D GAW
BARBARA J GIBSON
MICHAEL R GIFT
PATRICK E GILLESPIE
GARY J GILLETTE
KEVIN GILLETTE
PATRICIA L GILSINAN
JOSEPH T GILSON
GARY K GLANCY
C PAUL GODSIL
STEPHANIE M GOINGS
MICHAEL GOLDSMITH
SONIA V GOMEZ
ANTONIO GONZALEZ
WILLIAM GOODWIN
MICHAEL GORDON
CROSBY GORE
NAIDA GUZMAN
RONALD L HAGWOOD
GEORGE R HALL
CAROL R HAMILTON
DENNIS E HAMM
DIANE HARRIS
JAMES E HARRIS
MICHELE S HARRIS
GORDON E HAYMAN
BRYAN OLIVER HELLRIEGEL
STEVE HERDEMAN
CALVIN D HODGE
ADAM R HOFFER
JASON VAN HOFFMAN
ESTELA Q HOLMAN
KYLE HOLMAN
BOBBY L HOPKINS
DEWEY W HUDMAN
LINDA HUDSON
TIMOTHY J HUGHES
LESTER C HUMMEL
NINA B HURTUBISE
BOWDOIN G HUTCHINSON
JUANITA JACKSON
MARCUS T JACKSON
SIDNEY LEVON JERGER
SIDNEY L JERGER
CAROL JOHNSON
CHONTAE L JOHNSON
CHRISTOPHER JOHNSON
MICHAEL D JONES
ROBERT JONES
JACKLYN JURGENSEN
WILLIAM R KAEFF
D LELAND KARLSON
EDWARD T KEANE
TERRY L KECK

Years of Dedicated Service

ADAM KEE
PATRICK J KELLER
CAVILYN KEOWN-SCHAUS
SABRINA H KERR
JOYCE A KING
EUGENE D KNIGHT
MARK KOBBE
RUPERT N KOBLEGARD III
JENNIFER KRIP
KUPER KRUEGER
ALICE M LADOMIRAK
PAUL LAGUERRE
JOSEPH L LAMMERS
DONALD T. E. LANDIN
DOMINIC F LANE
MARIE J LAVACHE
PATRICIA ANN LAWSON
RONALD K LEE
EDWARD S LEONGOMEZ
BILLY LOCKMILLER
DOROTHY E LONG
THELMA PATRICIA LOPEZ
SCOTT LOVEN
PAUL C LUGARA
KEITH B LYONS
PAUL L MADSEN
WANDA MAGNUSON
WILLIAM H MAIN
TAMMY R MALIN
GLEN P MANCHESTER
DEBORAH PETERSEN MANIS
FRED MANN
LAURIE ANN MARTIN
MELISSA MARTIN
MICHAEL J MARTIN
JOSEPH MASSIMINO
FLORINDA K MAZZARELLA
TOMMIE V MC CARTHY
NANCY L MC CONKEY
TERRANCE MC MILLON
DANIEL MCKINLEY
JOHN W MCMILLIAN
STONEY X MCPEEK
BARBARA A MIKA
GEORGE E MILLER
JOSHUA J MILLER
JASON M MITTLER
E GLYNDON MOBERLY
PUTNAM MOREMAN IV
KENNETH MORRIS
REGINA D MORRIS
LARRY MIKEL MORRISON
STEVEN MOSELY
MICHAEL J MULVANEY
STEVEN MURTO
CHRISTELLE MYRICK
BRIAN D MYSZKOWSKI
DINO G NESSELRODE
WILLIAM D NORTON
KIMBERLY E OKUBO
PAUL JOHN OLEKOSKI
SHANNON ONDERLINDE
SHANE OSTRANDER
THOMAS E PARKER
ARTHUR O PARMELEE
KEVIN W PARRISH
EDWARD L PATRICK
DARIN PATTERSON
CAROL ANN PEARSON
RALPH A PENICK
TIMOTHY E PERKINS
MICHAEL A PERRI
RICHARD G PETERSEN
RONNIE PREBILSKY
TONY TREAYMAN PRICE
CHARLES D PUTNAM
VIOLET RAMOS
STEPHANIE RAULERSON
ANGELA GARRIDO REED
TANNER MARK RETHERFORD
J KEVIN RHODEN
TIMOTHY W RICHARDS
EDWIN RICHBERG
ROBERTO S RIGUAL
KEITH D ROBINSON
SAMANTHA ROWLAND
NATHANIEL P RUBEL
ROLAND RUPPERT
VALERIE A SCHULTE
SAL ANTHONY SCIMECA
HARRY SHERVA
JOSHUA SHOLANDER
JACK R SHONK
DONNA SHURR
JACOB W SIEBERT
CARMELO SIGNORELLI
STERLING R SIMMONS
IRA SINGH
VALENTIME C SIRMONS
JULIE Z SIZEMORE
MATTHEW B SLATE
FORD R SLOAN
CHRISTOPHER SMITH
EILEEN SNOBERGER
JARED SOMERSON
CIRO E SOTELO
CYNTHIA M SOUTHARD
JOEL SPADES
RICHARD J SPEARS
CHARLES J STANG
ANGELA M STEPHENS
BRIAN KEITH STEPHENS
CARLA STERLING
KURTIS D STRAND
CHARLES S SWINDLE
ARNE TARANGER
WILLIAM TAYLOR
DEBRA THERIAULT
WILLIAM G THIESS
MARY E THOMAS
DARRYL R THOMAS-BEY
DANIEL D TILLMAN
NICOLE HONESTY TIPTON
THELMA TIPTON
JOHN K TOMPECK
JOHAN TUNBERG
SHAWN D TYLER
LARRY W TYNDALL
NOBLE R UPCHURCH
OSVALDO VALDES
CAIRO A VANEGAS
ROBERT W VAUGHN
LESLEY VINCENT-RYDER
EVELYN I WALKER
KARISSA NASTASHIA WARE
PETER WICINSKI
JUDITH ANN WIDMAYER
EDMOND WILLIAMS
STACEY WILLIAMS
ESTELA M WILSON
OLIVER C WINT
ERIC R WINTERSTEIN
LOIS A WOLFE
SHARON WOLKOWICZ

RESOLUTION NO. U.A. 2014-09

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015 AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014, FOR FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA.

Be it resolved by Fort Pierce Utilities Authority:

SECTION 1: That Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby adopts as its FY 2015 budget and amends its FY 2014 budget, for the operation of the utility systems of the City of Fort Pierce, Florida, in accordance with the City of Fort Pierce Charter, Article XII, Section 176(12), the estimates for FY 2015 and FY 2014 made by the Director of Utilities of said Fort Pierce Utilities Authority. Said estimates have been presented to Fort Pierce Utilities Authority in August 2014, detailed estimates are now on file with the Director of Utilities of said Fort Pierce Utilities Authority, and a summary of said estimates are made a part hereof.

SECTION II: That it shall be the duty of the Director of Utilities of said Fort Pierce Utilities Authority to set up appropriations of revenue and expenses on the account records of said Fort Pierce Utilities Authority, to keep such accounts in conformity with said summary as required by the aforementioned City of Fort Pierce Charter, Article XII, Section 176(12), and as may be directed from time to time by Fort Pierce Utilities Authority.

SECTION III: That this Resolution shall be in full force and effect upon passage by Fort Pierce Utilities Authority and the City Commission of the City of Fort Pierce, Florida.

SECTION IV: That there follows, and is incorporated herein, the attached summaries herein above referred to in Section I hereof.

Passed and adopted this 5th day of August, 2014.

ATTEST:

Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY: Fort Pierce Utilities Authority Attorney

500 Boston Avenue (34950)
PO Box 3191 (34948)

Phone: 772.466.1600, Ext. 3298
Fax: 772.467.2504

Director of Finance
"Committed to Quality"

July 30, 2014

MEMBERS OF FORT PIERCE UTILITIES AUTHORITY BOARD
Fort Pierce, Florida

Dear Board Members:

This budget document is submitted in accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176(12), and is comprised of the Revenue Budget, Operations & Maintenance (O&M) Budget, Capital Budget, and Debt Service. As required by Florida Statutes, the document presents a balanced budget; i.e., expenses do not exceed revenues or amounts carried over from prior fiscal years. It has been prepared using the accrual basis of accounting. The figures contained herein reflect the revenues and expenses necessary to maintain current levels of service provided to the existing and new customers of Fort Pierce Utilities Authority (FPUA). Revenues and expenses are subject to appropriation of FPUA's sole enterprise fund.

The Budget is the financial guide for the operation of FPUA during the upcoming fiscal year. The adoption of this document is one of the most important issues the Board votes on annually. The Budget establishes the financial limits used to provide utility services to FPUA's customers. It serves as the ultimate guide for the Director of Utilities and staff when planning, organizing, and implementing the policies needed to provide safe, reliable service at the most economical rates possible.

Both the Capital Budget and the O&M Budget, which includes revenues and expenses, were presented in a working document format, and approved tentatively by the Board on July 1, 2014.

The sluggish economy, the negative impacts of foreclosures, and rising commodity prices continue to impact the FY 2015 budget. Although there are still many vacant homes and commercial properties in FPUA's service territory, real estate sales activity has picked up this year. A few incomplete residential developments are considering resumption of construction. FPUA remains optimistic about future growth.

These budgets reflect increases in revenues overall, primarily due to increases in both the power cost adjustment (PCA) and the purchased gas adjustment (PGA), which in turn are a result of an increase in natural gas prices. Rate adjustments implemented in March 2014 are also a contributing factor. Expenses remain flat, and the personnel head count has decreased by three positions as compared to the FY 2014 Original Budget. Staff intends to continue to provide customers with the high-quality services and products to which they have become accustomed. Staff continues to evaluate rates on an ongoing basis to determine whether they are adequate to support the current level of spending. Rate adjustments planned for April 2015 have not been included in the FY 2015 revenue budget.

Before the first draft of the FY 2015 Budget was prepared, spending benchmarks were established for the Electric, Water, Wastewater, and Natural Gas systems based on the 2014 Rate Sufficiency Analysis prepared by Public Resources Management Group, Inc. (PRMG). This analysis projected the rates necessary to meet the projected spending levels of each utility system on a stand-alone basis in order to maintain sound financial operations and to fund the anticipated capital needs of each system. Department Heads were instructed to limit any new spending requests and reduce their budgets where possible.

The proposed Capital, Personnel and O&M Budgets have been thoroughly reviewed by the Budget Review Committee (BRC). The BRC includes the Director of Utilities, Director of Financial Services, Controller, Human Resources Manager (for O&M), the Utility Accountant with the corresponding responsibility for either Capital or O&M and a member of the Risk Management team. The BRC scrutinized each budget in detail with each Department Head and recommended changes, if appropriate. The proposed budget was evaluated as compared to the spending benchmarks.

A public workshop was held to present the proposed budgets to the FPUA Board and to provide the opportunity to review the assumptions made in the preparation of the budget. The budget policy, budget preparation process and budget preparation calendar are presented in additional detail on pages 33 through 35.

FY 2015 BUDGET

The Director's Budget for FY 2015 is divided into five major sections:

1. **OVERVIEW** – Contains the Organizational Charts, Budget Resolution for both adopting the FY 2015 Budget and amending the FY 2014 Budget, Budget Message, GFOA Distinguished Budget Presentation Award, Budget Policy, Budget Preparation Process, Budget Calendar, Significant Financial Policies, Unit Sales Statistics, Computation of Change in Net Position and Funds Available for Capital and Other, Estimated Distribution to the City of Fort Pierce for FY 2014 and FY 2015, Budgeted Statement of Net Position for FY 2014 and FY 2015, and Outstanding Debt and Debt Service.

2. **REVENUES** – Contains the historical and forecasted revenues for each utility system, and discussion about revenue sources and trends.

3. **OPERATIONS & MAINTENANCE** – Contains the O&M Expenses summarized by System, by Category, by Department, and by Object Code; Allocation Distributions for FY 2014 and FY 2015; and projections for operating expenses for each department. Also included is a description of each department's major functions, accomplishments, and performance measures.

4. **CAPITAL** – Contains details of the funding sources and investment needed for improvements, replacements and extensions of facilities, plant, machinery, and vehicles. In addition to a summary of the FY 2015 Capital Budget, the major projects in process and planned are highlighted in some detail.

5. **APPENDICES** – Contains a utility systems description, maps of FPUA's service territory, revenue definitions, object code definitions, glossary, abbreviations and acronyms, performance indicators, and demographic statistics.

STRATEGIC PLANNING

FPUA's Strategic Management Plan continues to promote interdepartmental communication and cooperation, as well as encouraging increased employee involvement in achieving company goals that support FPUA's Mission Statement. A session was held in January 2013 to review and update the plan. FPUA's Key Result Areas and strategies are as follows:

Improve Efficiency and Cost Effectiveness
- Expand or improve automation and workflow
- Explore smart metering opportunities, e.g., advanced metering Infrastructure

Improve Customer Education and Outreach
- Improve customer communication through the use of Social Media
- Improve FPUA website to enhance customer education opportunities
- Expand customer education
- Improve FPUA's green image

Grow the Business
- Develop a southwest area development business plan
- Continue in-fill and County MSBU's
- Develop potential new services/products (new revenue streams)

Workforce Development
- Renew focus on succession planning
- Attract, develop, retain, and promote qualified employees

Additional goals and accomplishments are quantified by department in the O&M section of this budget.

RATES

The budget presented in this document has been limited to minimize the need for rate adjustments in FY 2015. This budget reflects a $1 per 1,000 kWh decrease in the Electric base rate, 1.6% increases in the Wastewater and Natural Gas base rates, and a 3.7% increase in the Water rate, which were effective March 2014. Since September 2011, the Electric base rate has decreased $9 per 1,000 kWh. Progress continues to be made toward the goal of each utility system being financially self-sufficient.

To ensure that FPUA's goal of maintaining 60 days of operating cash on hand is met, FPUA will continue to compare revenues to spending levels on an ongoing basis to evaluate the need for rate adjustments, and/or the implementation of cost cutting measures. Below is an illustration of residential rates for the average customer per month, over the last three years.

Utility Service	Average Consumption	September 2012	September 2013	September 2014
Electric	1,000 kWh	$123.84	$122.84	$125.84
Water	6,000 gallons	30.03	32.00	33.19
Wastewater	6,000 gallons	46.33	47.46	48.24
Natural Gas	13 ccf	31.09	31.65	33.42

UNIT SALES

Unit sales levels and customer billings for FY 2014 and FY 2015 for the Electric, Water, Wastewater and Natural Gas systems have been estimated by FPUA staff, and are based upon historical data included in the Comprehensive Annual Financial Report (CAFR) as well as detailed billing and customer statistics, and anticipated changes to this data. The projections assume normal weather patterns.

Projected unit sales and customer billings are as follows:

	Original Budget FY 2014	Amended Budget FY 2014	Percent Change	Original Budget FY 2015	Percent Change
Electric (MWh)	520,000	521,623	0.3%	520,000	(0.3%)
Water (MG)	2,461,000	2,458,375	(0.1%)	2,525,000	2.7%
Wastewater (MG)	1,411,000	1,459,447	3.4%	1,460,000	0.0%
Natural Gas (ccf)	3,854,600	3,917,537	1.6%	3,917,376	(0.0%)

Overall, projected customer billings and unit sales are flat. The details of unit sales statistics are located on page 40.

The budget reflects expected customer billings by service to remain flat in FY 2015:

	FY 2014	FY 2015	Increase (Decrease) #	Increase (Decrease) %
Electric	27,630	27,630	-	0.0%
Water	19,250	19,250	-	0.0%
Wastewater	14,640	14,640	-	0.0%
Natural Gas	4,180	4,180	-	0.0%

REVENUES

The schedule below summarizes total budgeted revenues by utility system:

	Original Budget FY 2014	Amended Budget FY 2014	Percent Change	Original Budget FY 2015	Percent Change
Electric	$63,630,926	$ 65,862,200	3.5%	$ 67,907,700	3.1%
Water	13,747,700	14,416,030	4.9%	14,509,130	0.6%
Wastewater	11,664,300	12,512,200	7.3%	12,969,100	3.7%
Natural Gas	4,929,634	5,217,770	5.8%	5,342,500	2.4%
MOEC	394,224	470,191	19.3%	422,963	(10.0%)
FPUAnet	514,928	455,398	(11.6%)	596,717	31.0%
TCEC	1,681,702	1,683,033	0.1%	1,695,420	0.7%
TOTAL REVENUES	$96,563,414	$ 100,616,822	4.2%	$103,443,530	2.8%

Staff estimated sales revenues for FY 2014 and FY 2015 for all of FPUA's utility systems. This forecast reflects the rate adjustments implemented in March 2014, but does not reflect any future rate adjustments.

Increases in both the power cost adjustment (PCA) and the purchased gas adjustment (PGA) are reflected in the FY 2015 revenue budget as compared to FY 2014. This is the result of projected increases in natural gas prices. The PCA is a pass-through of FPUA's cost of power purchased from Florida Municipal Power Agency (FMPA). Power costs are affected by changes in FMPA's wholesale pricing, hedging strategy, and natural gas costs. The PGA is a pass-through of FPUA's cost of natural gas purchased from Florida Gas Utility. In the event costs rise or fall at a pace different than expected, there will be a corresponding increase or decrease in PCA and PGA revenues to balance those increased or decreased costs. The PCA and PGA are reviewed at least monthly to ensure that current electric and natural gas costs are recovered from FPUA's customers.

FPUAnet revenue is derived primarily from the sale of fiber optic transmission and bandwidth connections, as well as providing dedicated internet access. These services are expected to expand in the next few years.

The Manatee Observation & Education Center (MOEC) continues to be hurt by the downturn in the economy. It is expected that FPUA will have to contribute additional funding to the MOEC in order to balance its budget.

Costs and the anticipated reimbursements associated with staffing the Treasure Coast Energy Center (TCEC) are accounted for in its own system, and are categorized as non-operating. The TCEC estimated revenues and costs are $1,683,033 for FY 2014 and $1,695,420 for FY 2015.

The schedule below summarizes total revenues by source:

	Original Budget FY 2014	Amended Budget FY 2014	% of Total	Original Budget FY 2015	% of Total
General Service Sales	$ 54,623,648	$ 56,357,200	56.1%	$ 58,028,600	56.1%
Residential Sales	37,219,039	39,115,500	38.9%	40,316,700	39.0%
Other Operating Revenues	2,226,562	2,191,564	2.2%	2,320,080	2.2%
Non-Operating Revenue	2,035,702	2,246,958	2.2%	2,038,550	2.0%
Capital Contributions:					
Capital Impr. Charges	200,000	145,000	0.1%	145,000	0.1%
Contr. Capital - Cash	258,463	188,200	0.2%	222,200	0.2%
Contr. Capital - Non-Cash	-	372,400	0.4%	372,400	0.4%
TOTAL REVENUES	$ 96,563,414	$ 100,616,822	100.1%	$ 103,443,530	100.0%

Capital contributions have leveled off. Investment income has improved slightly due to recovery of funds invested with State Board of Administration Fund B, but is still at a very low level due to low interest rates.

Summary tables and graphs of revenues, as well as a more detailed discussion and presentation thereof can be found on pages 50 through 61.

PERSONNEL

The number of full-time positions proposed as of September 30, 2014 and 2015 (271) is three positions less than the number of full-time positions approved as of September 30, 2014 in the Original FY 2014 Budget. When an employee leaves FPUA, the viability of reorganizing workflows is evaluated. As a result, positions are being added when the need arises (or is anticipated), and eliminated when possible. This trend is expected to continue.

The following is a summary of the changes in the number of full-time employees since the Original FY 2014 Budget was approved:

Amended 9/30/2013 full-time positions approved in Original FY 2014 Budget	**274**
Positions Eliminated in FY 2013:	
TCEC Watch Engineer	(1)
Full-time positions September 30, 2013	**273**
Positions Approved in Original FY 2014 Budget:	
IPP Staff Assistant, Water Reclamation	1
Mechanic III, Water Reclamation	1
Positions Eliminated in FY 2014:	
Line Specialist	(1)
Staff Assistant I, Electric T&D	(1)
Special Projects Manager, Electric & Gas Engineering	(1)
Gas Meter Technician	(1)
Full-time positions proposed, September 30, 2014 & 2015	**271**

There are currently 29 employees participating in the deferred retirement option program (DROP), resulting in savings of $295,350 in FY 2014 and $233,127 in FY 2015 for employer retirement contributions, which are not being made for these employees.

PERSONNEL - NUMBER OF POSITIONS

DEPARTMENT	FINAL 9/30/2012		FINAL 9/30/2013		AMENDED BUDGET 9/30/2014		ORIGINAL BUDGET 9/30/2015	
FULL-TIME								
01 Manatee Observation & Education Center	2	P	2	P	2	P	2	P
02 Treasure Coast Energy Center	15	D	14	D	14	D	14	D
10 Board	5		5		5		5	
11 Director of Utilities	2		2		2		2	
12 Attorney	1		1		1		1	
15 Human Resources	4		4		4		4	
18 Risk Management	5	D	6	D	5	D	5	D
21 Finance	11	D	11	D	12		12	
22 Materials Management	3	P	3	P	4	P	4	P
31 Director of Shared Services	1		1		1		1	
32 Information Technology Services	16		16		16		16	
35 Facilities	5		5		5		5	
41 Communications	1		1		1		1	
43 Customer Service	26		26		26	D, P	26	D, P
51 Director of Electric & Gas Systems	1	D	1	D	1	D, P	1	D, P
54 Electric Transmission & Distribution	51	D	49	D	46	D	46	D
56 Electric & Gas Engineering	9		10		9	P	9	P
61 Director of Water/Wastewater Systems	1		1		1	D	1	D
62 Water Resources	23	D	23	D	23	D	23	D
64 Water Distribution	25		28		28		28	
66 Water/Wastewater Engineering	11	D	11	D	11	D, P	11	D, P
74 Gas Operations	15	D	16	D	15	D	15	D
82 Water Reclamation	13	D	14	D	16	D	16	D
84 Wastewater Collection	21	D	21	D	21		21	
93 FPUAnet Communications	2		2		2		2	
TOTAL	269		273		271		271	
PART-TIME								
01 Manatee Observation & Education Center	3		3		3		3	
22 Materials Management	1		1		1		1	
43 Customer Service	1		1		1		1	
56 Electric & Gas Engineering	1		1		1		1	
66 Water/Wastewater Engineering	1		1		1		1	
TOTAL	7		7		7		7	

D Includes DROP participants
P Excludes part-time positions

OPERATIONS & MAINTENANCE EXPENSES

The schedule below summarizes budgeted total expenses by major classifications:

	Original Budget FY 2014	Amended Budget FY 2014	Percent Change	Original Budget FY 2015	Percent Change
Purchases for Resale	$ 50,063,503	$ 47,297,668	(5.5%)	$ 49,997,300	5.7%
Personnel Services	14,502,836	14,096,407	(2.8%)	14,831,937	5.2%
Employee Benefits	7,212,665	6,741,751	(6.5%)	7,167,707	6.3%
Contractual Services	6,769,262	6,698,904	(1.0%)	6,775,842	1.1%
Commodities	2,992,131	3,046,986	1.8%	3,269,525	7.3%
Depreciation	15,300,000	15,300,000	0.0%	15,300,000	0.0%
Interest Expense	4,120,412	3,745,815	(9.1%)	3,713,523	(0.9%)
City Distribution	5,514,816	5,605,157	1.6%	5,615,850	0.2%
Other Fixed & Sundry	3,728,179	3,540,169	(5.0%)	3,602,891	1.8%
TOTAL	110,203,804	106,072,857	(3.7%)	110,274,575	4.0%
Less Transfers*	2,029,000	1,951,000	(3.8%)	1,951,000	0.0%
TOTAL APPROPRIATION	$108,174,804	$104,121,857	(3.7%)	$108,323,575	4.0%

*Transfers include capitalized labor and overhead, as well as unallocated contingency.

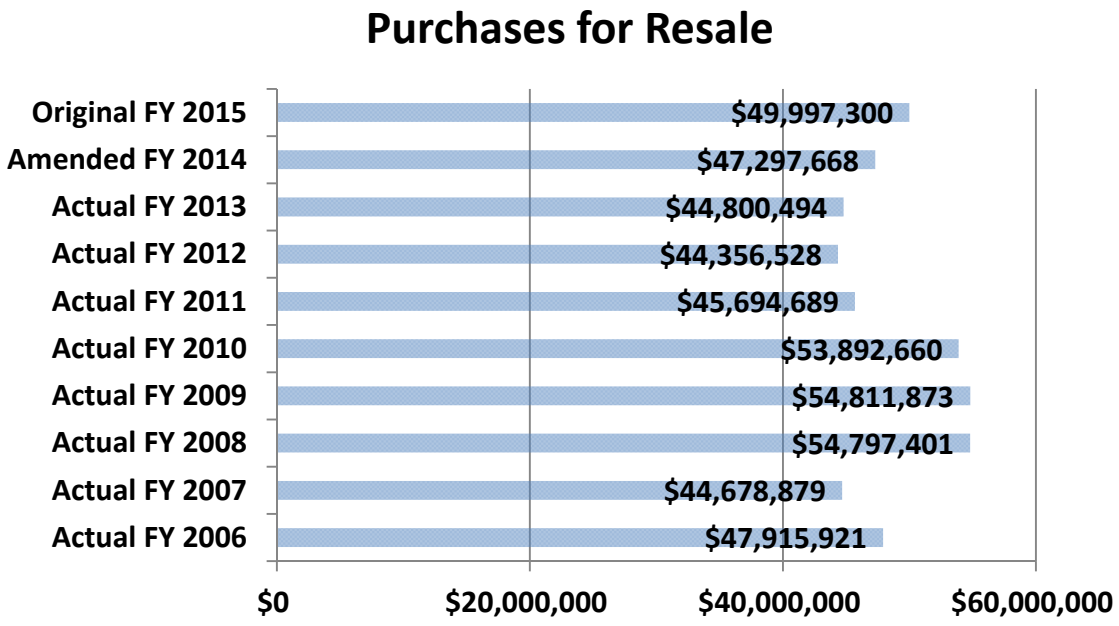
As always, the O&M Budget supports the high quality of services and products to which FPUA's customers have become accustomed. In addition, it meets regulatory standards (including unfunded mandates) and reflects appropriate adjustments due to the changing economy.

Summary tables and graphs of O&M expenses are located on pages 63 through 69. The details for each department can be found on pages 70 through 126.

In the Amended FY 2014 O&M Budget, expenses before transfers total $106,072,857, which is a decrease of 3.7% from the Original FY 2014 Budget. This decrease is primarily attributable to a projected decrease in purchases for resale, as well as turnover and lapse in personnel. A reduction in the amended budget is often the case due to the reduction of uncertainty in near-term projections. The Original FY 2015 O&M Budget expenses total $110,274,575, which is an increase of 4.0% from the Amended FY 2014 Budget, but flat when compared to the Original FY 2014 Budget.

Some of the variances are discussed in greater detail below.

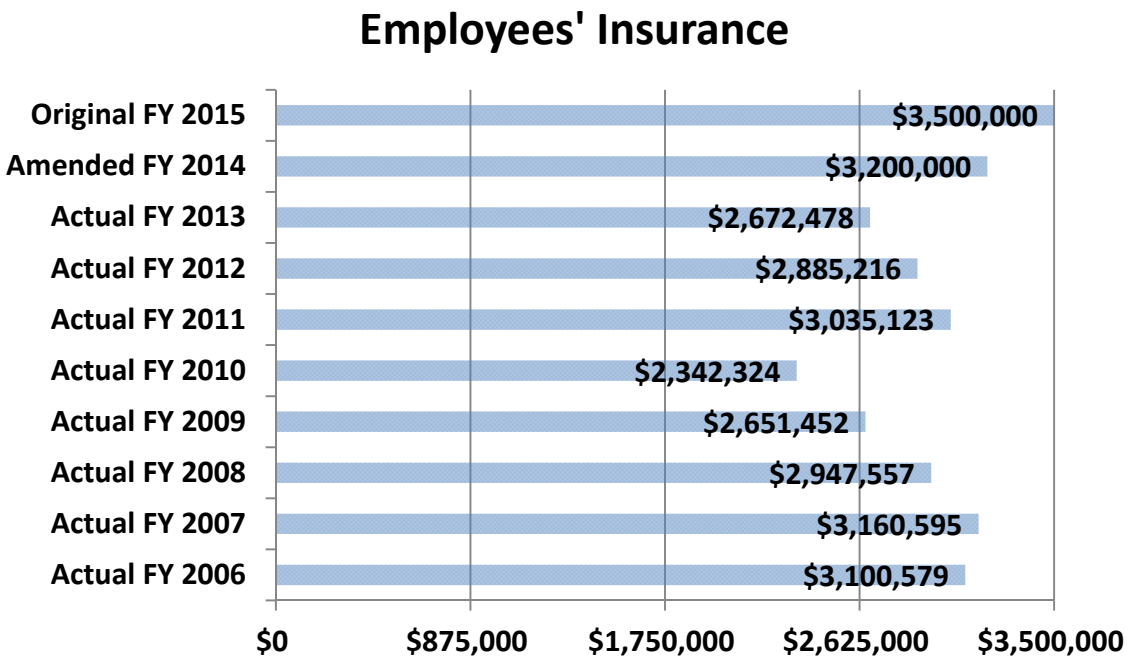
- **3360 – Purchases for Resale:** The chart below illustrates the increase in purchased power and natural gas costs FPUA has experienced this year. FPUA's power supplier, Florida Municipal Power Agency (FMPA), passes through its costs to the member cities of the All-Requirements Project (ARP). FPUA's cost of power has increased this year due to a spike in natural gas prices, and costs are projected to remain at a higher level through September 2015. The projected cost of natural gas purchased for resale is also projected to remain at a higher level in the upcoming year. The cost of purchased power and natural gas is recovered through the power cost adjustment (PCA) and the purchased gas adjustment (PGA). Based on conservative projections of natural gas prices, a 5.6% increase over Actual FY 2013 in purchases for resale is reflected in the Amended FY 2014 Budget, followed by a projected increase of 5.7% in the Original FY 2015 Budget.



- **1010 – Salaries and Wages:** The personnel head count has stabilized and is not expected to change significantly in upcoming years. Two positions have been added in the Water Reclamation Department, while five positions have been eliminated in the Electric and Gas systems. As a result of the decrease in employee headcount and lapse due to unfilled positions, the Amended FY 2014 salaries and wages budget has decreased 3.3% from the Original FY 2014 Budget. Wage increases, in the amount of $410,263 (3.0%), have been included in the FY 2015 Original Budget, but will only be paid if approved separately by the FPUA Board.

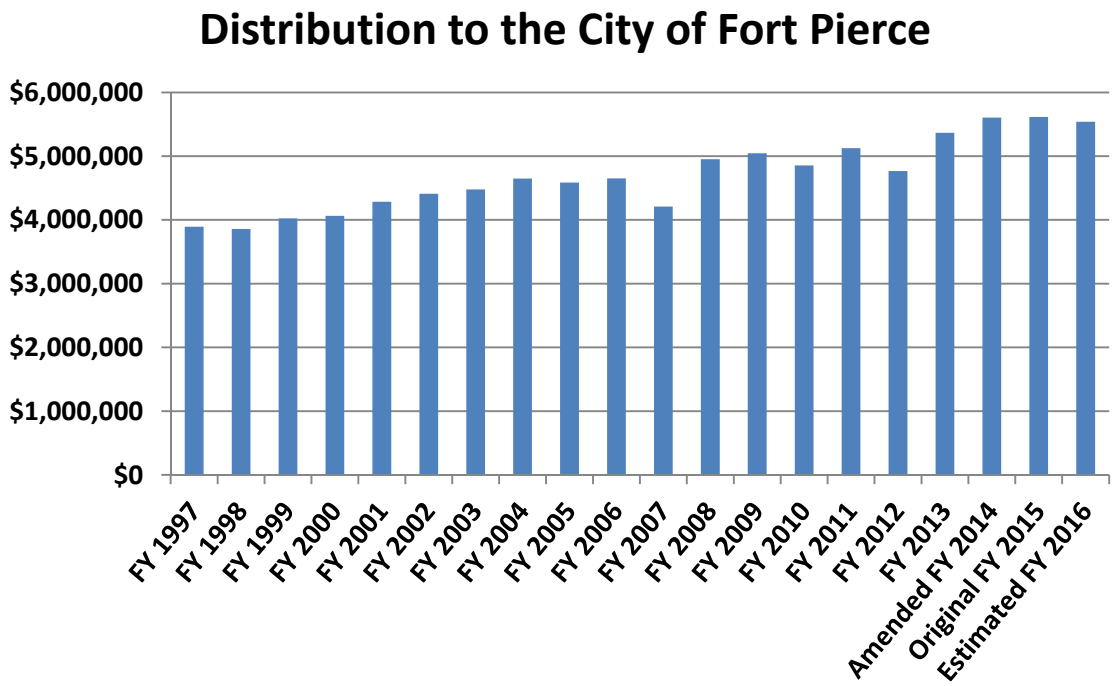
- **4050 – Retirement:** The actuarially-required employer contribution to the City of Fort Pierce Retirement and Benefit System will decrease from 17.41% in FY 2014 to 16.81% in FY 2015. These rates are expected to decrease when plan changes are made by the Fort Pierce City Commission and approved by the City's bargaining units.

- **4070 – Employees' Insurance:** FPUA is self-insured for employees' health and dental coverage. In the past, this has had a favorable effect, due to a claims experience less than that predicted by Siver Insurance Management Consultants, and that of the nationwide average. Those reduced costs are reflected in FPUA's prior years' actual expenses. As a result, the FY 2014 Amended Budget has been reduced by $230,000 (6.71%), but the FY 2015 Original Budget reflects normal claims experience, slightly above the amount originally budgeted for FY 2014.



- **4110 – Net OPEB Expense:** The healthcare benefit FPUA makes available to its retirees is referred to as an Other Post-Employment Benefit (OPEB). Although retirees pay 100% of the estimated cost of the benefit, the cost of healthcare for a retiree is assumed to be more than for an average active employee. As a result, there is an "implied subsidy" which is a cost to FPUA. This cost reflects the liability for benefits expected to be paid on behalf of current active employees when they retire in the future. In accordance with Governmental Accounting Standards Board Statement No. 45 (GASB 45), this cost is required to be accrued each year. An actuarial study must be performed bi-annually. This is a non-cash expense, and the liability is not being funded.

- **9000 – Distribution to the City of Fort Pierce:** As provided for by the Charter of the City of Fort Pierce, Florida, a percentage of the FPUA's utility systems revenue is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year's audited financial statements. The distribution for FY 2014, payable in April 2015, is estimated to be $5,615,850, up $10,693 or 0.2% from the FY 2013 distribution paid in April 2014. The FY 2014 distribution will be paid in April 2015. The distribution for FY 2015, payable in April 2016, is estimated to be $5,538,306, down $77,544 or 1.4% from the distribution for FY 2014. The decrease is a result of the $1 per 1,000 kWh electric base rate decrease implemented March 1, 2014.



- **2200 – Utilities:** The impact of lower electric rates is reflected as an expected cost savings for the remainder of FY 2014 through the end of FY 2015.

- **2250 – Community Relations:** Funding in the amount of $55,000 per year has been included in both the FY 2014 and FY 2015 budgets for a residential weatherization program to serve qualified low-income homeowners who are FPUA electric customers.

- **4510 – Gross Receipts Tax:** Reports have been improved to more accurately reflect payments applied to FPUA's electric customer accounts, which has allowed staff to recover amounts previously overpaid to the state.

- **4700 – Utility Bad Debt Expense:** FPUA's deposit procedures have been enhanced to restore adequate deposits and reduce bad debt from under-deposited accounts. The quantity of bad debts has leveled off.

- **5721 – Interest – Bonds:** The refunding of a portion of FPUA's Utilities Refunding Revenue Bonds, Series 2003 in November 2012 has resulted in an overall reduction in interest cost. Due to the level design of FPUA's debt service structure, the decrease in this line is partially offset by an increase in principal payments made each October 1.

- **5731 – Amortization of Bond Deferred Charges:** FPUA is implementing Government Accounting Standards Board Statement No. 65 in FY 2014. This statement provides for immediate recognition of debt-related expenses. As a result, a prior period adjustment will be made for expenses incurred prior to September 30, 2013 which were previously capitalized and amortized. The remaining deferred charge (carried forward from the 2003 bond premium and loss) will be amortized through September 30, 2016.

- **9010 – Contingency:** FPUA has included a $500,000 budget in both the Amended and the Original Budgets to cover unanticipated or extraordinary expenses. Expenses against these amounts may only be made with FPUA Board approval.

DEBT SERVICE

A summary of each system's cost of borrowed money is in the Debt Service section of this Budget. The debt service narrative and schedules are located on pages 46 through 48. These schedules reflect the anticipated principal and interest payments due in future periods.

DEBT SERVICE COVERAGE RATIO

The Debt Service Coverage Ratio is listed on page 43 and is estimated at 2.19 times for FY 2014, compared to the 1.69 times in the Original FY 2014 Budget, and 2.06 times for FY 2015. Based on these projections, FPUA is expected to maintain its debt service coverage well above the minimum requirement of 1.25 times.

CAPITAL BUDGET

The FY 2015 Capital Budget totals $20,446,835, of which $1,045,000 has been identified as funding of possible contingencies. The FY 2015 Capital Budget includes continued funding for improvements to the Water Treatment Plant (WTP). The rehabilitation of the WTP Sand Filters and the #2 Lime Softening Unit will conclude in FY 2015. The valve replacements on the 1.5 and 1.0 MG tanks, replacement of the Lime Slaker and the replacement of High Service Pump #3 are also scheduled in FY 2015. In order to reduce costly emergency repairs, the FY 2015 rehabilitation of Repump #1 at Jaycee Park is scheduled to include both structural and mechanical renovations and upgrades. The rehabilitation of the Island Water Reclamation Facility Aerator #2 and the conversion of major valves to automated SCADA operation are also planned.

The proposed FY 2015 Capital Budget consists of the following major projects which account for 78% of the total:

PROJECT DESCRIPTION	SYSTEM	FY 2015 AMOUNT
Sand Filter Rehabilitation	W	2,700,000
2nd St-Seaway to Taylor Creek	E,G,W,WW	1,380,000
Repump #1 (Jaycee) Rehab	W	1,370,000
Governmental & Other Required	E,G,W,WW	991,000
Parkland Boulevard Water MSBU	W	530,117
Wastewater Main Lining	WW	450,000
Transmission & Distribution Improvements	E	434,454
Sunrise Water Main Loop	W	425,000
Main/Service/Valve Replacemnts	W	400,000
Mains and Laterals R&R	WW	375,000
Meter Changeouts	W	340,000
FPL Discharge Canal 16 inch WM	W	300,000
Lime Softening Unit #2 Rehab	W	300,000
Miramar Water Main Extension	W	300,000
Boston Ave - S 8th to S 7th	W,WW	280,000
New Contruction - Commercial	E	275,000
Noa Street MSBU	W	260,000
Distribution Pole Replacement	E	254,200
IWRF Aerator 2 Rehabilitation	WW	250,000
IWRF Major Valves Automation	WW	250,000
Selvitz Road Water Main	W	250,000
New Construction - Residential	E	241,000
Midway Road-Turnpike to 25th St	W,WW	235,000
Retirement from Plant	E	209,735
Avenue C Lateral Replacement	WW	200,000
N. US1 WM-Ave O to N. Causeway	W	200,000
Tank BV Repl. & 3 MG Connect	W	200,000
Meter/Backflow Preventers	W	185,000
Unit #2 Lime Slaker	W	175,000
FPUAnet Communication Services	FPUAnet	160,700
69kV Breaker Replacement	E	160,000
LSA Odor Control Replacement	WW	160,000

The multiplicity of requirements by regulatory and governmental agencies demands a considerable amount of capital. Of the funds budgeted for FY 2015, 39% will be committed by FPUA to remain in compliance with the requirements of and standards set by federal, state, and local government and regulatory agencies. A large portion of the local government requirements include the St. Lucie County Roadway Improvement Project along Second Street, from Seaway Drive to the port area. The amount budgeted for new construction increased slightly in FY 2015. The ongoing need for system renewals and replacements in the FY 2015 Capital Budget allows FPUA to continue the rehabilitation of its aging infrastructure and maintain the quality and reliability of its services.

Over the last 10 to 15 years, FPUA has incurred considerable renewal and replacement expenses in an effort to prevent unplanned system outages. It is difficult to quantify the savings that are a direct result of renewal and replacement expenses; however, staff is convinced that short and long term decreases in operations and maintenance costs do result from these improvements. As well, it is less costly to perform preventative maintenance than to make emergency repairs. The Electric system has replaced conductors, static lines, and transformers. The Supervisory Control and Data Acquisition (SCADA) system is continually being upgraded to allow personnel to monitor and control utility operations remotely. Electronic relays have been installed in the substations, and an Integrated Voice Response (IVR) system has been implemented to facilitate automated outgoing calls, incoming calls, and bill payment options. The Water and Wastewater systems have completed water well refurbishments and replacements, water treatment plant improvements and expansions, wastewater treatment plant improvements, and wastewater system inflow and infiltration remediation. A continuing program is in place to replace cathodic protection in the Natural Gas system and add it where it is needed. All four utility systems are continually making system improvements associated with street refurbishment. Unfortunately, the resources necessary to accomplish all of these system improvements are limited.

The summary of the proposed funding of the FY 2015 Capital Budget and projected capital spending through FY 2018 can be found on page 128. The portion of the FY 2015 Capital Budget that will be funded by rates is $14,757,292 or 72% of the total. Contributions from outside sources are expected to fund 23% of the FY 2015 Capital Budget. If FPUA's rates and those other outside sources of funding are not adequate to fully fund the budget, management will evaluate and propose the use of budgeted contingencies.

The remaining 5% of the Capital Budget is identified as contingency. Contingency funds will only be used as a result of unforeseen events. All requests for use of contingency funds will be submitted to the FPUA Board for approval. In the event that contingencies are drawn upon they will be funded through cash reserves and/or contributions from outside sources.

Capital projects and fixed asset purchases are discussed in additional detail in the Capital section of the Budget, beginning on page 129.

FUNDS AVAILABLE FOR CAPITAL AND OTHER

The amount of current-year cash available for capital expenses and other, based on budgeted revenues and expenses, is estimated to be $5,830,662 in FY 2014 and $4,485,909 in FY 2015 (see table on page 41). If these estimates are correct, and the amount available falls short of the cash required to fully fund FPUA's capital program, staff will use cash reserves and/or reduce capital spending.

DISTINGUISHED BUDGET PRESENTATION AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to Fort Pierce Utilities Authority, Florida, for its Annual Budget for the fiscal year beginning October 1, 2013. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. FPUA has received this award for the past 18 consecutive years.

This award is valid for a period of one year only. FPUA believes the current Budget continues to conform to program requirements, and is submitting it to GFOA to determine its eligibility for another award.

SUMMARY

Slight increases in projected revenue and a flat level of expenses are expected through September 30, 2015. FPUA has sufficient rate revenues and cash reserves to cover anticipated expenses. The estimated debt service coverage and days cash-on-hand ratios remain well above those required by FPUA bond covenants. Staff received FPUA Board approval of the Capital Budget and the Operations and Maintenance Budget at the July 1, 2014 meeting. The formal Annual Budget and Resolution will be presented at the August 5, 2014 meeting.

We extend our personal thanks to the dedicated employees who spent many hours preparing, revising, and finalizing this document.

Respectfully submitted,

William G. Thiess, P.E.
Director of Utilities

Nina B. Hurtubise, CPA
Director of Finance

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Fort Pierce Utilities Authority

Florida

For the Fiscal Year Beginning

October 1, 2013

Executive Director

BUDGET POLICY

- In accordance with the City of Fort Pierce Charter, Article XII, Section 176 (12), FPUA shall annually prepare and adopt a budget for the ensuing year and furnish a copy to the City Commission at least forty-five (45) days prior to the beginning of the next fiscal year (October 1). If a four-fifths (4/5) vote of the City Commission does not disapprove of any line item expenses in the budget, or any amendments thereto, within thirty (30) days of the date of submission to the City Commission, the budget or any amendments thereto shall be deemed approved as submitted. The City Commission may not increase any amounts in the proposed budget or amendments thereto, but may reduce by a four-fifths (4/5) vote of the city commission any line item in the budget or amendments thereto. The City Commission may by majority vote waive the thirty-day period for disapproval and approve the budget, or any amendment thereto. Any expenses disapproved shall not be authorized. No amendments to the FPUA budget shall be authorized unless submitted to the City Commission.

- The budget includes proposed capital and operations and maintenance expenses and the means by which they are to be financed. The budget is presented on the accrual basis; accordingly, revenues and expenses are budgeted for the specific periods of time and are recorded as incurred, along with acquired assets, without regard to the date of receipts or payment of cash, which is consistent with generally accepted accounting principles (GAAP).

- Once approved, the Annual Budget becomes the basis for capital and operations and maintenance expenses during the ensuing fiscal year. Expenses may not exceed the adopted budget.

- Formal budgetary integration is employed as a management control device during the year. Controls are in place to reduce the possibility of overspending in individual line items. Requisitions that exceed budgeted amounts are flagged as such, and are not converted to Purchase Orders until the over-budget condition is corrected. Cumulative budget transfers are limited to the spending authority levels of Department Heads, Directors and the Director of Utilities. All cumulative budget transfers that exceed $25,000 must be approved by the FPUA Board.

- After the close of the fiscal year, the budget is amended to reflect changes in available revenues and transfers of appropriations between departments and utility systems. Unexpended balances of appropriations lapse at year end.

BUDGET PREPARATION PROCESS

KICKOFF

At the Budget Kickoff meeting, significant changes in policy, procedure, or assumptions are discussed.

COMPILATION AND REVIEW

Each department completes Personnel and Operations and Maintenance (O&M) Budget worksheets. Departments also complete worksheets for the Capital Budget. The budget worksheets are the basis for the Personnel, O&M, and Capital Budgets. Department Heads review and revise the worksheets as necessary, and Directors give final approval.

Once all budget worksheets are completed by the departments, they are then compiled and summary schedules are prepared to provide an overview of the departmental budgets. A draft of each budget document is sent to the Budget Review Committee (BRC) prior to the budget meetings. The BRC, consisting of the Director of Utilities, Director of Financial Services, Controller, Human Resource Manager (for O&M), the Utility Accountant with the corresponding responsibility for either Capital or O&M, and a member of the Risk Management team meet to discuss the budgets with the respective Department Heads and Directors, and to make revisions as needed.

The Director of Financial Services submits each completed budget to the Director of Utilities, which is then submitted to the Board for approval.

APPROVAL

The FPUA Board reviews and approves each of the two prefatory budgets - the O&M Budget (includes Revenue and Personnel) and the Capital Budget. The final Annual Budget document is sent to the Director of Utilities, and then submitted to the FPUA Board for adoption by Resolution.

The budget and amendments thereto, have been approved according to the above procedures.

BUDGET PREPARATION CALENDAR

DATE/ DEADLINE	ACTIVITY
2/13/2014	Budget Kick-off Meeting
CAPITAL BUDGET	
3/5/2014	Capital Budget worksheets submitted to the Plant Accountant
3/19/2014	Draft of Capital Budget submitted to the Budget Review Committee
3/26-3/27/2014	Capital Budget Review Committee meetings
6/23/2014	Capital Budget submitted to the Director of Utilities
7/1/2014	Capital Budget presented to the Board for approval
OPERATIONS & MAINTENANCE BUDGET	
4/10/2014	Personnel Budget worksheets submitted to Director of Financial Svcs
4/25/2014	O&M Budget worksheets submitted to Budget Accountant
5/2/2014	Draft of O&M Budget submitted to the Budget Review Committee
5/7/2014	Draft of Personnel Budget submitted to the Budget Review Committee
5/8-5/9/2014	O&M Budget Review Committee meetings
6/27/2014	O&M Budget submitted to the Director of Utilities
7/1/2014	O&M Budget presented to the Board
ANNUAL BUDGET	
5/22/2014	FPUA Budget Workshop
7/29/2014	Annual Budget submitted to the Director of Utilities
8/5/2014	Annual Budget presented to the Board for approval
8/11/2014	Annual Budget forwarded to the City Clerk
8/18/2014	Annual Budget presented to the City Commission for approval

SIGNIFICANT FINANCIAL POLICIES

The accounting policies of FPUA conform to generally accepted accounting principles (GAAP) as applicable to local governmental units. FPUA complies with the standards of the Governmental Accounting Standards Board (GASB) as they become effective. Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 are followed to the extent that those standards do not conflict with or contradict GASB standards. The following is a summary of the more significant policies unique to FPUA:

REPORTING ENTITY

The voters of the City of Fort Pierce, Florida authorized the organization of Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is responsible for management and operation of the combined Electric, Water, Wastewater and Natural Gas Systems, as well as the Treasure Coast Energy Center, the Manatee Observation and Education Center (MOEC) and FPUAnet Communications. The City Charter, Article XII, defines the powers, duties and responsibilities of FPUA. The members of FPUA's governing board are selected or removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval of the City Commission, as are rates for service.

The accounts of the various utility systems of FPUA are included as a discretely presented component unit within the financial statements of the City of Fort Pierce, Florida. FPUA has no component units.

BASIS OF PRESENTATION – FUND ACCOUNTING

The accounts of FPUA are an enterprise fund, which is organized on the basis of systems (Electric, Water, Wastewater, Natural Gas, Manatee Observation & Education Center, FPUAnet Communications, Treasure Coast Energy Center and Shared Services), each of which is considered a separate accounting entity. Resources are allocated to, and accounted for, in these systems based upon the purpose for which they are to be spent. For external reporting purposes, these systems are combined. This document presents a balanced budget; i.e., expenses do not exceed revenues or amounts carried over from prior fiscal years.

BASIS OF ACCOUNTING AND BUDGETING

The budget and the financial statements are prepared on the accrual basis; accordingly, budgeted revenues are recognized when earned, and budgeted expenses are recognized when incurred, regardless of the timing of related cash flows.

BOND COVENANT COMPLIANCE

FPUA is in compliance with the covenants set forth in Resolution No. UA 85-29, as amended, which includes:

- The Debt Service Coverage Ratio must exceed 1.25 times.
- A minimum Days Cash on Hand Ratio of at least 45 must be maintained as of September 30 and March 31 of each year.

CASH HANDLING POLICY

1. All cash, checks, money orders, and cashier's checks (revenues) will be receipted on the date received and forwarded to the bank for deposit.
2. All checks, money orders, etc. will be endorsed with the FPUA endorsement stamp upon receipt.
3. Daily cash reports must be presented to the Department of Finance.
4. Cash drawers will be counted and balanced daily.
5. Bank account activity is reviewed daily for otherwise unaccounted-for items.

INVESTMENT POLICY

Purpose:
Resolution No. U.A. 2002-3, February 5, 2002, sets the criteria for the operation of the investment portfolio. The primary goal is to establish a conservative set of investment criteria to prudently protect FPUA's principal sums and enable generation of a fair rate of return on investments.

Responsibility:
The Director of Financial Services is responsible for the implementation of the investment policy, which has been approved by the FPUA Board. An Investment/Financial Committee, which includes FPUA Directors and one FPUA Board member, was established in 2009 to provide guidance to the Director of Financial Services.

Types of Investments Allowed and Limitations:
1. The Local Government Surplus Funds Trust Fund.
2. Negotiable direct obligations of the United States Government, or obligations, the principal in interest of which are unconditionally guaranteed by the United States Government.
3. Obligations of the federal farm credit banks, the Federal Home Loan Mortgage Corporation, including Federal Home Mortgage Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association.
4. Obligations of the Federal National Mortgage Association, including Federal National Mortgage Association participation certificates and mortgage pass-through certificates guaranteed by the Federal National Mortgage Association.
5. Repurchase Agreements of the types of investments listed in Sections 2, 3, and 4 above to the following extent and limitations:
    a. The investment securities must be wireable.
    b. The investment securities must be for no longer than ten years.
    c. The market value of the securities plus accrued interest must exceed FPUA's repurchase principal plus interest due at time of repurchase by 2%.
    d. FPUA will have the funds to purchase the securities wired to a designated Federal Reserve Bank through a designated third party national bank.

e. The securities to be purchased will also be wired to the designated Federal Reserve Bank, and the actual transfer of funds for securities will not take place until both funds and securities are in the possession of the designated Federal Reserve Bank.
f. The designated Federal Reserve Bank will hold the securities. The Federal Reserve Bank will issue a safekeeping receipt to the designated national bank to the credit of FPUA.
g. The terms of the Repurchase Agreement will be spelled out on the confirmation received from the dealer or broker as follows:
    1) Date of purchase.
    2) Rate of interest to be paid on the repurchase principal.
    3) Complete description of securities purchased.
    4) Date these securities are to be repurchased from FPUA.
h. Section 5 restrictions do not apply to overnight repurchase agreements acquired through St. Lucie County, Florida, commercial banks that are public qualified depositories pursuant to Chapter 280, Florida Statutes.

6. Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in thrift institutions which are under state supervision, or in federal thrift institutions located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
7. Deposits and certificates of deposit in out-of-state banks, savings and loan associations, or other regulated financial institutions insured by FDIC.
8. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

Risk Management:

1. Reduce losing purchasing power of interest and principal to be received in the future by keeping investments short-term.
2. Minimize the risk of unreturned principal and interest through short-term and conservative investments.

Investment Techniques:

It is recognized that the future level of interest rates is almost impossible to predict. When interest rates are at higher levels, funds may be shifted to longer maturities to lock into higher yields; when interest rates are at lower levels, funds will be placed in short-term maturities to avoid being locked in to low rates of return. All investments are purchased through an informal bidding award process.

PROCUREMENT POLICY

UP TO $1,500

Departments are authorized to spend up to $1,500, with proper approvals. Purchases over $1,500 require a purchase order.

$1,501 TO $10,000

For purchases over $1,500, but no more than $10,000, departments must submit an electronic purchase requisition with comparative quotes for approval in accordance with the spending authority granted by the respective Director or Department Head. The requisition is ultimately forwarded to the Department of Finance, where the purchase order is created and distributed.

$10,001 TO $25,000

The Director of Utilities can authorize purchases up to $25,000. Purchases over $10,000 must be formally bid, unless a specific exemption applies. Departments must submit an electronic purchase requisition flagged as a Purchase Order Authorization (POA) for such purchases, with bid specifications attached, for approval in accordance with the procedure above. The POA is then submitted to the Purchasing Program Manager for formal bidding or review of exemption documentation. After the bid evaluation and recommendation, the requisition is then forwarded to the Department of Finance, where the purchase order is created and distributed.

OVER $25,000

The FPUA Board must approve purchase orders over $25,000. Purchases more than $25,000 are handled in the same manner as purchases from $10,001 to $25,000 except that the FPUA Board must also authorize the purchase.

CAPITAL SPENDING POLICY

Utility plant is stated at cost for items constructed or acquired by purchase and at the estimated fair market value on the date received for items contributed. Depreciation is charged, on a straight-line basis, as an expense against operations over the estimated useful life of the related asset. FPUA capitalizes interest on funds borrowed to finance the construction of fixed assets. Capital expenditures are defined as the purchase or construction of an asset with a useful life of more than one year, with an individual unit cost of $5,000 or more.

Each year, Department Heads and key staff members develop a 5-year Capital Improvement Plan (CIP) and a 5-year Capital Equipment Plan (CEP), taking into consideration both expansion and major rehabilitation. The CIPs and CEPs were then incorporated into the Capital Budget and put through the same rigorous scrutiny as the other budgets to determine which projects/items would be funded in the upcoming fiscal year.

At the time major capital expenditures are initiated, or when capital cannot be funded from rates or other sources, staff seeks FPUA Board approval to obtain alternative financing.

UNIT SALES STATISTICS

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
ELECTRIC - MWH				
Residential	204,327	203,586	207,742	207,083
General Service	302,283	293,666	300,827	299,874
Street Lights	5,232	5,275	5,764	5,776
Traffic Signals	793	797	868	865
Rental Lights	5,958	5,920	6,422	6,402
TOTAL	518,593	509,244	521,623	520,000
WATER - 1000's of GALLONS				
Residential	819,722	801,302	804,484	806,000
General Service	1,453,936	1,323,901	1,347,209	1,349,000
Sales for Resale	367,595	340,834	306,682	370,000
TOTAL	2,641,253	2,466,037	2,458,375	2,525,000
NATURAL GAS - CCF				
Residential	473,387	480,393	441,820	442,000
General Service	2,142,737	2,254,172	2,021,014	2,020,000
Heat Only	1,487	1,591	1,376	1,376
Contract Sales	63,230	1,259,670	1,453,327	1,454,000
TOTAL	2,680,841	3,995,826	3,917,537	3,917,376
WASTEWATER - 1000's of GALLONS				
Residential	608,111	592,779	598,752	600,000
General Service	830,191	841,660	860,695	860,000
TOTAL	1,438,302	1,434,439	1,459,447	1,460,000

COMPUTATION OF CHANGE IN NET POSITION AND FUNDS AVAILABLE FOR CAPITAL AND OTHER

AMENDED BUDGET FY 2014	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
REVENUES	$65,862,200	$14,416,030	$ 5,217,770	$12,512,200	$2,608,622	$100,616,822
EXPENSES	66,344,984	15,551,553	5,832,088	13,885,785	2,507,447	104,121,857
Change in Net Position	(482,784)	(1,135,523)	(614,318)	(1,373,585)	101,175	(3,505,035)
PLUS:						
Depreciation	4,812,226	3,814,405	1,135,036	5,438,033	100,300	15,300,000
Debt Accretion	560,561	544,378	33,998	220,988	-	1,359,925
Amortization of revenue bond discounts	25,183	7,591	6,153	15,027	-	53,954
OPEB accrual	19,253	16,935	4,185	12,541	4,086	57,000
LESS:						
Principal payments on debt	2,880,041	2,796,896	174,675	1,135,388	-	6,987,000
Restricted CIC's not spent	-	-	-	75,782	-	75,782
Non-Cash Capital Contributions	-	209,300	-	163,100	-	372,400
FUNDS AVAILABLE FOR CAPITAL AND OTHER	$ 2,054,398	$ 241,590	$ 390,379	$ 2,938,734	$ 205,561	$ 5,830,662

ORIGINAL BUDGET FY 2015	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
REVENUES	$67,907,700	$14,509,130	$ 5,342,500	$12,969,100	$2,715,100	$103,443,530
EXPENSES	69,350,010	16,139,818	6,003,142	14,296,637	2,533,968	108,323,575
Change in Net Position	(1,442,310)	(1,630,688)	(660,642)	(1,327,537)	181,132	(4,880,045)
PLUS:						
Depreciation	4,799,404	3,827,939	1,134,573	5,437,784	100,300	15,300,000
Debt Accretion	593,814	576,670	36,015	234,097	-	1,440,596
Amortization of revenue bond discounts	20,761	7,591	4,436	11,334	-	44,122
OPEB accrual	18,982	17,084	4,104	12,942	3,888	57,000
LESS:						
Principal payments on debt	2,920,849	2,836,526	177,150	1,151,475	-	7,086,000
Restricted CIC's not spent	-	-	-	17,364	-	17,364
Non-Cash Capital Contributions	-	209,300	-	163,100	-	372,400
FUNDS AVAILABLE FOR CAPITAL AND OTHER	$ 1,069,802	$ (247,230)	$ 341,336	$ 3,036,681	$ 285,320	$ 4,485,909

ESTIMATED DISTRIBUTION TO THE CITY OF FORT PIERCE

AMENDED FY 2014 REVENUE BUDGET	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
GROSS REVENUE	$65,862,200	$14,416,030	$5,217,770	$12,512,200	$2,608,622	$100,616,822
REVERSE:						
Purchased Power & Gas Adjustments	2,539,400	-	1,037,800	-	-	3,577,200
Capital Contributions	100,000	315,000	22,500	260,100	8,000	705,600
Grant Revenue	1,400	230	-	4,800	-	6,430
FMPA O&M Contract Income	-	-	-	-	1,683,033	1,683,033
FPUAnet Operating Revenue	-	-	-	-	447,398	447,398
Gas Piping & Appliance Revenue	-	-	52,500	-	-	52,500
Gas Piping & Appliance Costs	-	-	(31,600)	-	-	(31,600)
Revenue for City Billing	83,500	49,600	9,800	44,300	-	187,200
MOEC Operating Revenue	-	-	-	-	391,566	391,566
ADJUSTED GROSS REVENUE	$63,137,900	$14,051,200	$4,126,770	$12,203,000	$ 78,625	$ 93,597,495
DISTRIBUTION TO CITY PAYABLE IN FY 2015	$ 3,788,274	$ 843,072	$ 247,606	$ 732,180	$ 4,718	$ 5,615,850

ORIGINAL FY 2015 REVENUE BUDGET	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
GROSS REVENUE	$67,907,700	$14,509,130	$5,342,500	$12,969,100	$2,715,100	$103,443,530
REVERSE:						
Purchased Power & Gas Adjustments	6,240,000	-	1,274,400	-	-	7,514,400
Capital Contributions	100,000	315,000	22,500	260,100	42,000	739,600
Grant Revenue	1,400	230	-	4,800	7,000	13,430
FMPA O&M Contract Income	-	-	-	-	1,695,420	1,695,420
FPUAnet Operating Revenue	-	-	-	-	554,717	554,717
Gas Piping & Appliance Revenue	-	-	52,500	-	-	52,500
Gas Piping & Appliance Costs	-	-	(31,600)	-	-	(31,600)
Revenue for City Billing	83,500	49,600	9,800	44,300	-	187,200
MOEC Operating Revenue	-	-	-	-	412,763	412,763
ADJUSTED GROSS REVENUE	$61,482,800	$14,144,300	$4,014,900	$12,659,900	$ 3,200	$ 92,305,100
DISTRIBUTION TO CITY PAYABLE IN FY 2016	$ 3,688,968	$ 848,658	$ 240,894	$ 759,594	$ 192	$ 5,538,306

BUDGETED STATEMENT OF NET POSITION

The first page of the Budgeted Statement of Net Position displays the Total Assets, and the second page displays the Total Liabilities and Net Position of the statement. Total Assets are equal to Total Liabilities plus Total Net Position, which are projected to be $289,255,000 as of September 30, 2014 and $278,467,000 as of September 30, 2015.

This projection assumes that capital expenditures will be $14,309,000 in FY 2014 and are estimated for FY 2015 to be sixty-eight percent of the budgeted capital dollars excluding contingencies. the continuing need for system renewals and the reliability of FPUA's infrastructure will force the use of unrestricted cash. In an ongoing effort to bring the valuation of capital assets in line with more realistic useful life expectancies, the increase in budgeted depreciation expense will result offsetting a major portion of the increase in Capital Assets for FY 2014 and FY 2015.

The decline in Total Current Assets for FY 2014 and FY 2015 is affected by a decrease in unrestricted cash. Anticipated increases in capital spending, explained in more detail beginning on page 127, and the increased cost of purchased power, will both impact changes in Net Position. The increase in power costs will reduce the Power Cost over collection, and is reflected in the change in Deferred Revenues in the FY 2015 Original Budget.

Selected financial ratios are highlighted below:

FINANCIAL RATIOS	ACTUAL 9/30/2013	AMENDED BUDGET 9/30/2014	ORIGINAL BUDGET 9/30/2015
Current Ratio:			
Unrestricted Assets	3.69	3.24	2.84
Restricted Assets	1.44	1.28	1.16
Debt to Equity Ratio	0.67	0.65	0.63
Debt Service Ratio	2.51x	2.19x	2.06x

Net Position is defined as the difference between FPUA's Assets and Liabilities, as displayed on the Budgeted Statement of Net Position. Projected changes in Net Position are as follows:

NET POSITION	Dollars in thousands		
	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
Net Position - Beginning of Year	$ 179,448	$ 179,158	$ 175,653
Change in Net Position	(290)	(3,505)	(4,880)
Net Position - End of Year	$ 179,158	$ 175,653	$ 170,773

BUDGETED STATEMENT OF NET POSITION
(Dollars in Thousands)

	ACTUAL 9/30/12	ACTUAL 9/30/13	AMENDED BUDGET 9/30/14	ORIGINAL BUDGET 9/30/15	CHANGE 9/30/14 TO 9/30/15 $	CHANGE 9/30/14 TO 9/30/15 %
ASSETS						
CURRENT ASSETS						
Equity in Pooled Cash and Investments	$ 30,179	$ 32,533	$ 25,908	$ 18,503	$ (7,405)	(28.6%)
Accounts Receivable, Net of Allowance for Uncollectible Accounts	7,438	7,137	7,180	7,400	220	3.1%
Unbilled Receivables	5,260	5,380	5,380	5,380	-	0.0%
Due from Other Governments	547	447	447	447	-	0.0%
Inventories and Other Current Assets	4,679	4,716	4,667	4,642	(25)	(0.5%)
Total Unrestricted Current Assets	48,103	50,213	43,582	36,372	(7,210)	(16.5%)
Restricted Cash, Cash Equivalents, and Investments:						
Restricted Equity in Pooled Cash and Investments	13,991	14,483	11,939	10,441	(1,498)	(12.5%)
Restricted Cash with Fiscal Agent	7,819	7,471	8,184	8,231	47	0.6%
Total Restricted Current Assets	21,810	21,954	20,123	18,672	(1,451)	(7.2%)
Total Current Assets	69,913	72,167	63,705	55,044	(8,661)	(13.6%)
NONCURRENT ASSETS						
FMPA Working Capital Receivable	1,919	1,919	1,919	1,919	-	0.0%
Deferred Charges	1,103	930	900	881	(19)	(2.1%)
Investment in Public Gas Partners Pool	830	658	658	658	-	0.0%
Total Unrestricted Noncurrent Assets	3,852	3,507	3,477	3,458	(19)	(0.5%)
Restricted Equity in Pooled Cash and Investments	6,703	6,703	6,703	6,703	-	0.0%
Capital Assets:						
Utility Plant in Service	406,146	411,561	420,721	431,913	11,192	2.7%
Construction Work in Progress	15,485	15,750	16,250	16,750	500	3.1%
Less Accumulated Depreciation	(199,294)	(200,951)	(221,601)	(235,401)	(13,800)	6.2%
Total Capital Assets (net of Accumulated Depreciation)	222,337	216,360	215,370	213,262	(2,108)	(1.0%)
Total Noncurrent Assets	232,892	226,570	225,550	223,423	(2,127)	(0.9%)
TOTAL ASSETS	$302,805	$298,737	$289,255	$278,467	$ (10,788)	(3.7%)

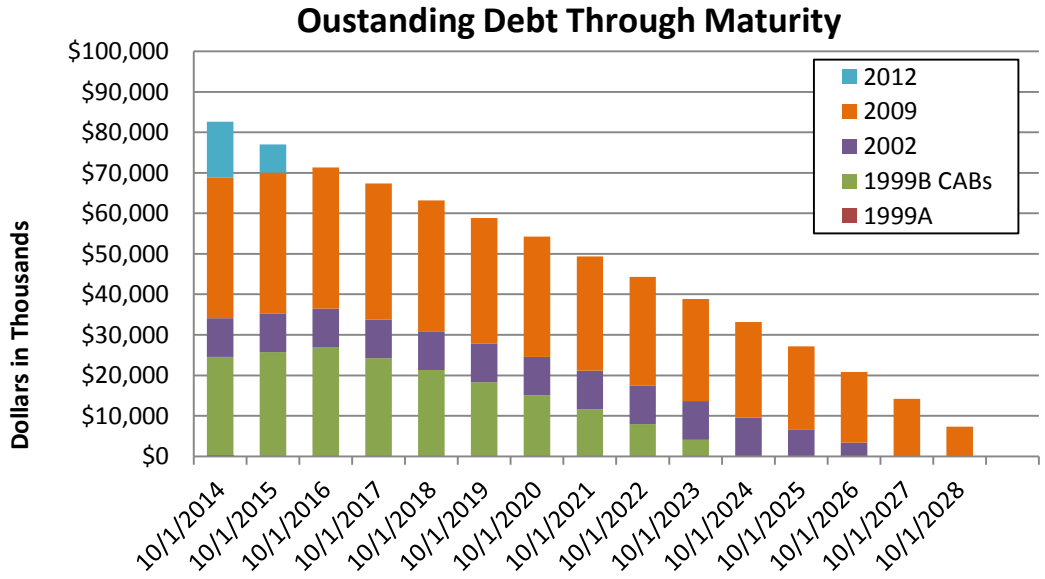
BUDGETED STATEMENT OF NET POSITION
(Dollars in Thousands)

	ACTUAL 9/30/12	ACTUAL 9/30/13	AMENDED BUDGET 9/30/14	ORIGINAL BUDGET 9/30/15	CHANGE 9/30/14 TO 9/30/15 $	CHANGE 9/30/14 TO 9/30/15 %
LIABILITIES AND NET POSITION						
CURRENT LIABILITIES						
Accounts Payable and Accrued Expenses	$ 7,785	$ 9,295	$ 10,052	$ 9,343	$ (709)	(7.1%)
Deferred Revenues	4,498	3,567	2,658	2,702	44	1.7%
Accrued Compensated Absences	82	-	-	-	-	0.0%
Due to City of Fort Pierce	699	732	732	732	-	0.0%
Loans and Revenue Bonds Payable - Current	5,955	6,653	6,987	7,086	99	1.4%
Accrued Interest Payable Revenue Bonds	1,864	1,356	1,197	1,145	(52)	(4.3%)
Customer Deposits	6,869	7,205	7,530	7,830	300	4.0%
Capital Leases Payable	39	22	26	31	5	19.2%
Total Current Liabilities	27,791	28,830	29,182	28,869	(313)	(1.1%)
NONCURRENT LIABILITIES						
Loans and Revenue Bonds Payable, Net of Current Amounts and Unamortized Premium, Discounts and Losses on Refundings	92,682	87,493	81,889	76,268	(5,621)	(6.9%)
Other Post Employment Benefits Obligation	509	564	621	678	57	9.2%
Accrued Compensated Absences	1,675	1,830	1,830	1,830	-	0.0%
Capital Leases Payable	-	105	80	49		
Other Noncurrent Liabilities	700	757	-	-	-	0.0%
Total Noncurrent Liabilities	95,566	90,749	84,420	78,825	(5,564)	(6.6%)
Total Liabilities	123,357	119,579	113,602	107,694	(5,877)	(5.2%)
NET POSITION						
Invested in Capital Assets, net of related debt	123,713	121,450	125,752	129,191	3,439	2.7%
Restricted for Capital Improvement Charges	7,122	6,740	4,409	2,611	(1,798)	(40.8%)
Restricted for Debt Service	3,744	4,139	4,538	4,933	395	8.7%
Restricted for Emergencies	2,000	2,000	1,665	1,270	(395)	(23.7%)
Restricted for Renewals and Replacements	959	564	500	500	-	0.0%
Unrestricted	41,910	44,265	38,789	32,268	(6,521)	(16.8%)
Total Net Position	179,448	179,158	175,653	170,773	(4,880)	(2.8%)
TOTAL LIABILITIES AND NET POSITION	$302,805	$298,737	$289,255	$278,467	$ (10,757)	(3.7%)

OUTSTANDING DEBT

FPUA has five revenue bond series outstanding. All are collateralized by pledge of the net revenues of the combined systems as required by bond covenants. As of June 30, 2014 they consist of:

- $22,445,000 Utilities Refunding Revenue Bonds, Series 1999A, with interest at 5.375% on the remaining annual principal amounts ranging from $240,000 to $255,000 through October 1, 2015. The outstanding balance as of June 30, 2014 was $495,000.
- $10,223,000 Utilities Revenue Capital Appreciation Bonds, Series 1999B, yield varying from 5.70% to 5.90%. The bonds mature October 1, 2016 through October 1, 2024, with principal amounts totaling $34,970,000 due in those years in annual amounts ranging from $275,000 to $4,340,000. The accreted value as of June 30, 2014 was $23,938,599.
- $9,545,000 Utilities Revenue Bonds, Series 2002, interest at 5%. The bonds mature October 1, 2025 through October 1, 2027, with annual principal amounts ranging from $3,025,000 to $3,340,000. The outstanding balance as of June 30, 2014 was $9,545,000.
- $34,800,000 Utilities Refunding Revenue Bonds, Series 2009, interest varying from 3.90% to 5.00%. The bonds mature October 1, 2017 through October 1, 2029, with annual principal amounts ranging from $1,210,000 to $7,285,000. The outstanding balance as of June 30, 2014 was $34,800,000.
- $20,896,000 Utilities Refunding Revenue Bonds, Series 2012, interest at 1.34%. The bonds mature October 1, 2013 through October 1, 2016, with annual principal amounts ranging from $398,000 to $6,920,000. The outstanding balance as of June 30, 2014 was $20,498,000.



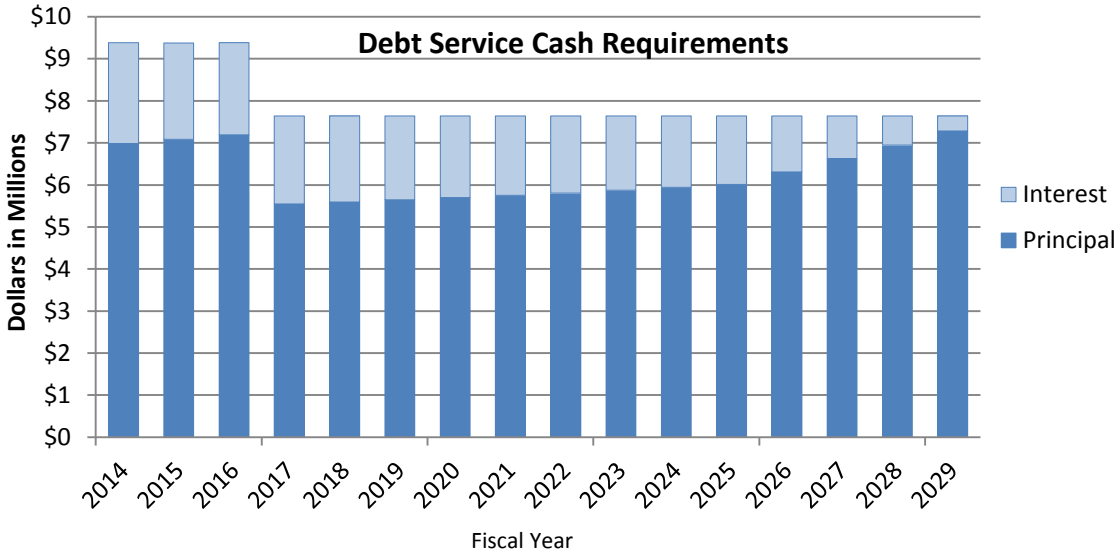
DEBT SERVICE

Following is a summary of each system's cost of borrowed money, including principal repayments and interest expense associated with the retirement of outstanding bonded debt. FPUA does not have a legally mandated debt limit. This schedule includes accretion of Capital Appreciation Bonds, which is not included in the calculation of debt service coverage.

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
ELECTRIC				
Principal	$ 2,454,651	$ 2,742,367	$ 2,880,041	$ 2,920,849
Interest	2,136,456	1,767,259	1,547,292	1,537,960
Total	4,591,107	4,509,626	4,427,333	4,458,809
WATER				
Principal	2,383,787	2,663,196	2,796,896	2,836,526
Interest	2,042,022	1,683,778	1,502,622	1,493,560
Total	4,425,809	4,346,974	4,299,518	4,330,086
NATURAL GAS				
Principal	148,875	166,325	174,675	177,150
Interest	131,558	109,148	93,844	93,277
Total	280,433	275,473	268,519	270,427
WASTEWATER				
Principal	967,688	1,081,113	1,135,388	1,151,475
Interest	835,292	689,807	609,983	606,304
Total	1,802,979	1,770,920	1,745,370	1,757,779
TOTAL ALL SYSTEMS	$ 11,100,328	$ 10,902,993	$ 10,740,740	$ 10,817,101
SUMMARY				
Principal	$ 5,955,000	$ 6,653,000	$ 6,987,000	$ 7,086,000
Interest	5,145,328	4,249,993	3,753,740	3,731,101
Total	$ 11,100,328	$ 10,902,993	$ 10,740,740	$ 10,817,101

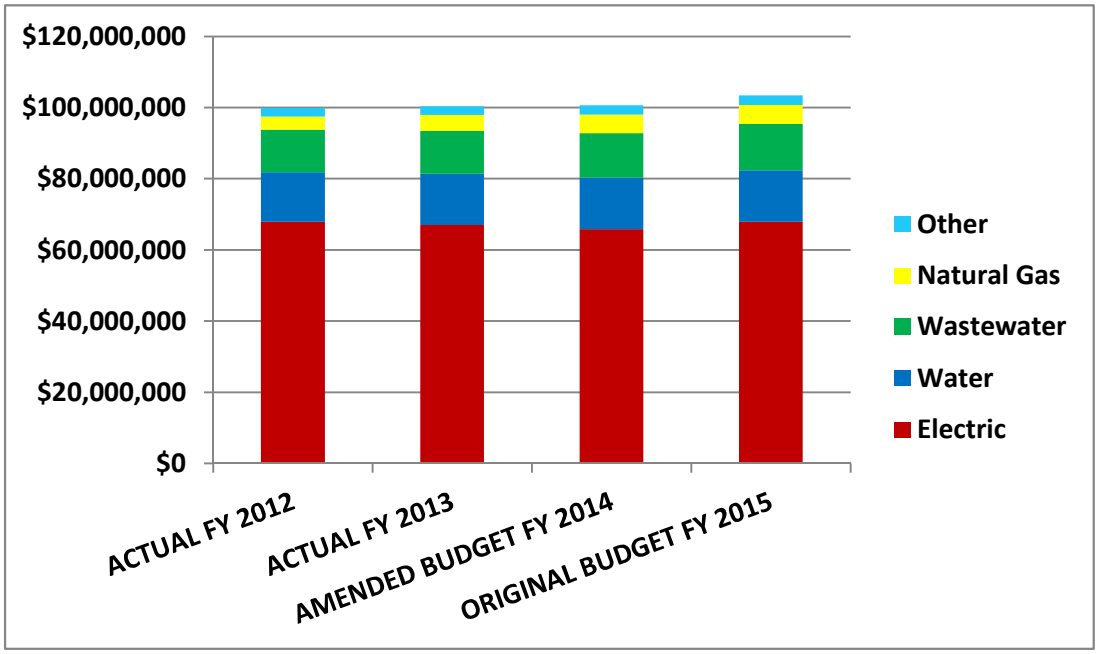
DEBT SERVICE CASH REQUIREMENTS BY FISCAL YEAR

Year Ending September 30	Principal	Interest	Total
2014	6,987,000	2,393,814	9,380,814
2015	7,086,000	2,290,505	9,376,505
2016	7,195,000	2,185,263	9,380,263
2017	5,545,000	2,092,535	7,637,535
2018	5,595,000	2,045,345	7,640,345
2019	5,645,000	1,995,145	7,640,145
2020	5,700,000	1,941,108	7,641,108
2021	5,755,000	1,886,708	7,641,708
2022	5,810,000	1,828,487	7,638,487
2023	5,875,000	1,766,012	7,641,012
2024	5,940,000	1,700,562	7,640,562
2025	6,010,000	1,630,745	7,640,745
2026	6,310,000	1,330,245	7,640,245
2027	6,625,000	1,014,745	7,639,745
2028	6,945,000	694,920	7,639,920
2029	7,285,000	357,395	7,642,395
Totals	**$ 100,308,000**	**$ 27,153,534**	**$ 127,461,534**



REVENUES

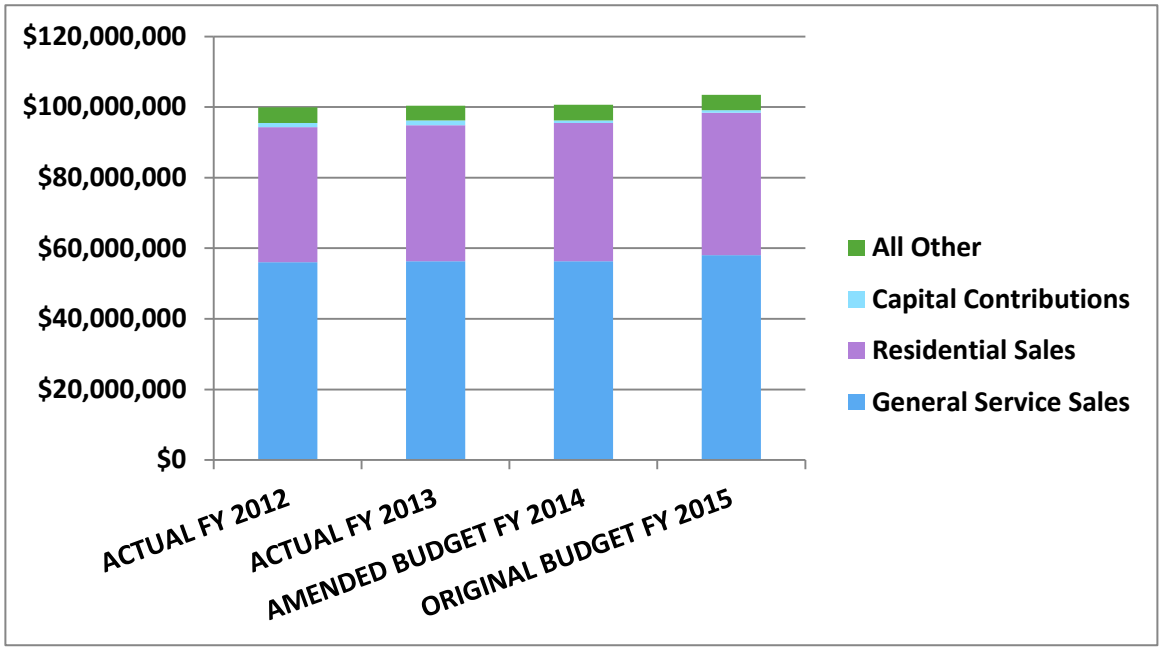
REVENUES BY SYSTEM



	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
Electric	$ 67,909,009	$ 67,025,255	$ 65,862,200	$ 67,907,700
Water	13,942,752	14,362,513	14,416,030	14,509,130
Wastewater	11,919,656	12,017,449	12,512,200	12,969,100
Natural Gas	3,745,128	4,538,049	5,217,770	5,342,500
Other	2,392,651	2,455,956	2,608,622	2,715,100
Total Revenues	$ 99,909,196	$ 100,399,222	$ 100,616,822	$ 103,443,530

FPUA staff estimated unit sales and sales revenues for FY 2014 and FY 2015 for the Electric, Water, Wastewater and Natural Gas Systems, as well as revenues for the Treasure Coast Energy Center, Manatee Observation and Education Center, and FPUAnet Communications. Future unit sales and revenues are based upon data prepared by staff including detailed customer billing statistics, financial results from FY 2013 and prior years, and other pertinent records of operations. The projections assume normal weather patterns. To ensure that FPUA continues to meet its goal of maintaining adequate operating reserves, staff continues to compare revenues to spending levels on an ongoing basis . This forecast reflects the rate adjustments made in March 2014, but does not reflect any future rate changes.

REVENUES BY SOURCE

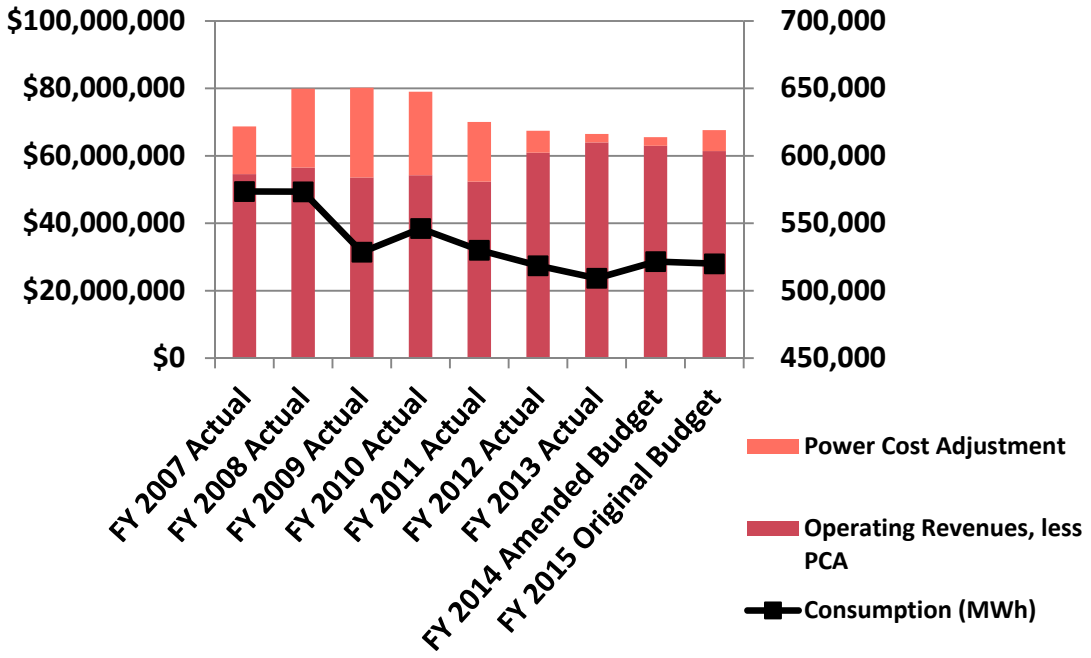


	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
General Service Sales	$ 56,021,758	$ 56,325,755	$ 56,357,200	$ 58,028,600
Residential Sales	38,267,455	38,535,303	39,115,500	40,316,700
Capital Contributions	1,229,394	1,393,385	705,600	739,600
All Other	4,390,589	4,144,779	4,438,522	4,358,630
Total Revenues	$ 99,909,196	$ 100,399,222	$ 100,616,822	$ 103,443,530

In FY 2015, FPUA expects to generate 95.1% of its revenues through rates charged to customers, the power cost adjustment (PCA), and the purchased gas adjustment (PGA). Of those sales, 59.0% is from general service sales, and 41.0% is from residential sales. Contributed capital no longer makes up a statistically significant portion of FPUA's total revenue budget for FY 2015. The remaining 4.9% of the budget is made up of other operating and non-operating revenues. Other operating revenues include service charges such as penalties, interest, and field contact charges (turn-ons and turn-offs), as well as MOEC and FPUAnet revenues, and guaranteed revenue charges. Other non-operating revenues include TCEC, revenue for City billing, and investment income.

ELECTRIC REVENUES

Electric operating revenues and consumption are depicted in the chart below.



Total FY 2015 Electric revenues are expected to decrease $1.6 million, or 2.5%, from Amended FY 2014 levels. This is primarily attributable to the $1 per 1,000 kWh base rate decrease effective March 1, 2014.

The Amended FY 2014 and Original FY 2015 projections reflect a slight increase in usage as compared to FY 2013 actual. It is estimated that FPUA will purchase approximately 541,667 MWh and sell approximately 520,000 MWh for FY 2015. These estimates reflect an unaccounted for or line loss factor of 4.0%. The electric power cost is projected to be $47.5 million or $87.75 per MWh purchased for FY 2015. Based upon budgeted unit sales at current rates, electric sales revenues for FY 2015 will be approximately $66.6 million.

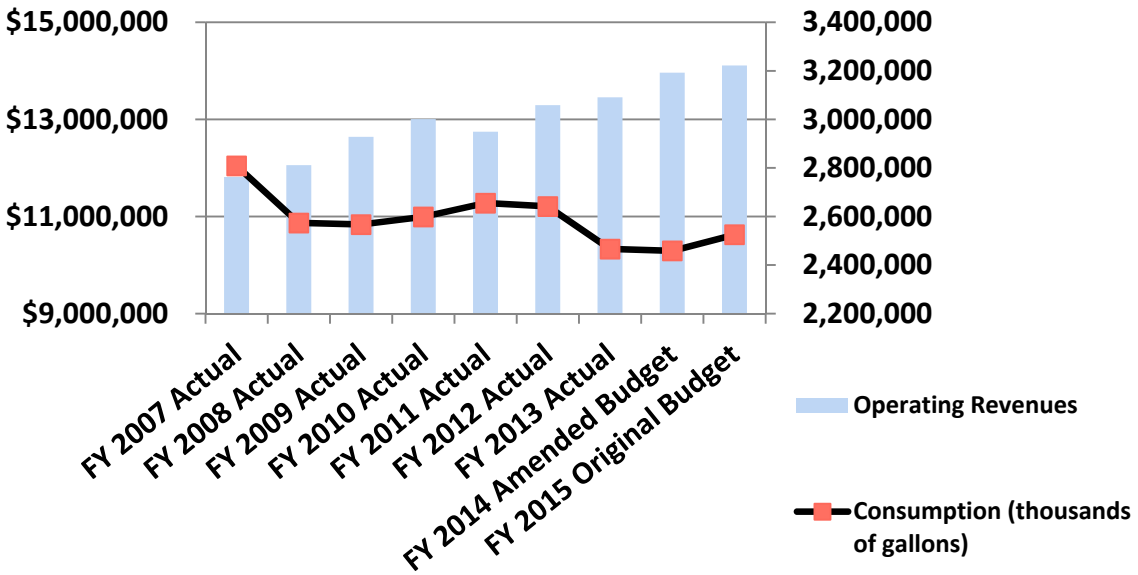
Based upon a review of historical customer statistics and the most recent plans for new development, it is expected that electric customer services billed will not change from FY 2014 to FY 2015. This is less than the historical annual average growth rate of 0.9% per year, and is anticipated to continue for the next few years.

ELECTRIC REVENUES

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
SALES OF ELECTRICITY:				
RESIDENTIAL SALES:				
INSIDE CITY	$ 19,539,263	$ 20,601,270	$ 20,642,800	$ 20,094,800
OUTSIDE CITY	4,896,387	5,102,064	5,111,000	5,099,100
GENERAL SERVICE:				
INSIDE CITY	28,795,754	30,040,608	29,157,500	28,082,900
OUTSIDE CITY	4,810,824	5,008,574	5,068,300	5,124,600
POWER COST ADJUSTMENT:				
RESIDENTIAL	2,406,840	860,700	944,300	2,320,400
GENERAL SERVICE	4,113,462	1,661,716	1,595,100	3,919,600
UNBILLED SERVICE REVENUE	(51,600)	100,900	-	-
RENTAL LIGHTS:				
RESIDENTIAL	80,224	81,856	77,900	74,600
GENERAL SERVICE	1,042,283	1,086,721	1,074,000	1,077,500
STREETLIGHTS & TRAFFIC SIGNALS	772,914	843,403	833,400	826,600
TOTAL	66,406,351	65,387,812	64,504,300	66,620,100
OTHER OPERATING REVENUES	1,051,220	1,114,500	1,035,500	1,035,500
TOTAL OPERATING REVENUES	67,457,571	66,502,312	65,539,800	67,655,600
NON-OPERATING REVENUES				
INVESTMENT INCOME	107,380	70,284	50,300	50,300
GRANT REVENUE	3,601	4,486	1,400	1,400
RENTAL INCOME	71,591	-	-	-
REVENUE FOR CITY BILLING	84,259	83,978	83,500	83,500
MISCELLANEOUS INCOME	24,527	47,599	16,900	16,900
GAIN (LOSS) ON DISPOSITION OF PROPERTY	28,648	33,275	70,300	-
TOTAL NON-OPERATING REVENUES	320,006	239,622	222,400	152,100
REVENUES BEFORE CAPITAL CONTRIBUTIONS	67,777,577	66,741,934	65,762,200	67,807,700
CAPITAL CONTRIBUTIONS				
CAPITAL IMPROVEMENT CHARGES	(4,410)	-	-	-
CONTRIBUTED CAPITAL - CASH	135,842	283,321	100,000	100,000
TOTAL CAPITAL CONTRIBUTIONS	131,432	283,321	100,000	100,000
TOTAL REVENUES	$ 67,909,009	$ 67,025,255	$ 65,862,200	$ 67,907,700

WATER REVENUES

Water operating revenues and consumption are depicted in the chart below.



Although this budget reflects the 3.7% increase in water customer and volume charges which were effective March 1, 2014, total FY 2015 Water revenues are expected to increase $146,100, or 1.0%, over Amended FY 2014 levels. Small increases in sales revenue in FY 2015 will be offset in part by the decrease in revenue received from the sale of the former federal courthouse in FY 2014, which will not reoccur in FY 2015.

An increase in consumption of 2.7% is anticipated for FY 2015 as compared to Amended FY 2014. It is estimated that FPUA will sell approximately 2.5 billion gallons of water in FY 2015. Based upon these unit sales at current rates, water sales revenue for FY 2015 will be approximately $14.0 million.

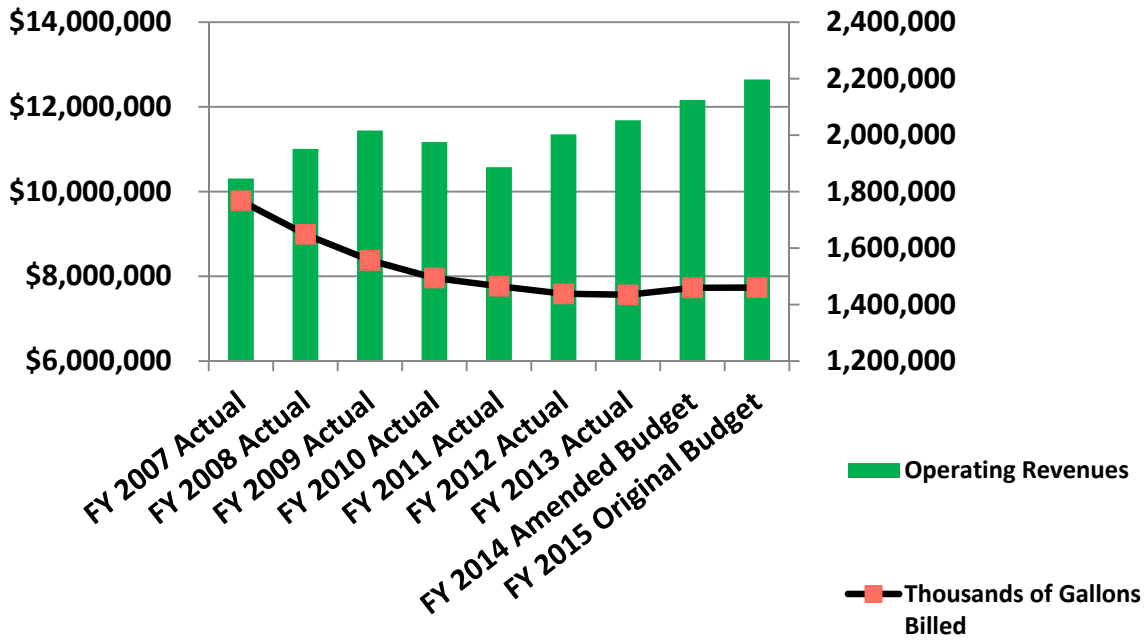
Analysis of historical customer statistics and FPUA's most recent plans for new development within the water system service area indicate that the number of water customer services billed will remain flat from FY 2014 to FY 2015. Although the annual average growth rate over the last 10 years was 1.9% per year, little growth is anticipated for the next few years.

WATER REVENUES

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
SALES OF WATER:				
RESIDENTIAL SALES:				
INSIDE CITY	$ 3,885,436	$ 4,024,173	$ 4,302,500	$ 4,488,400
OUTSIDE CITY	1,286,710	1,357,451	1,479,900	1,603,800
GENERAL SERVICE:				
INSIDE CITY	4,765,071	4,685,675	4,876,800	4,887,700
OUTSIDE CITY	2,327,779	2,189,744	2,277,500	2,181,600
UNBILLED SERVICE REVENUE	(97,500)	99,800	-	-
SALES FOR RESALE	882,362	853,915	795,500	710,500
UNMETERED FIRE PROTECTION	119,484	126,045	134,100	140,400
TOTAL	13,169,342	13,336,803	13,866,300	14,012,400
OTHER OPERATING REVENUES	123,840	119,259	96,400	96,400
TOTAL OPERATING REVENUES	13,293,182	13,456,062	13,962,700	14,108,800
NON-OPERATING REVENUES				
INVESTMENT INCOME	22,113	14,439	10,300	10,300
GRANT REVENUE	593	230	230	230
RENTAL INCOME	12,162	-	-	-
REVENUE FOR CITY BILLING	58,181	58,313	49,600	49,600
MISCELLANEOUS INCOME	13,381	36,132	25,200	25,200
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	9,722	53,000	-
TOTAL NON-OPERATING REVENUES	106,430	118,836	138,330	85,330
REVENUES BEFORE CAPITAL CONTRIBUTIONS	13,399,612	13,574,898	14,101,030	14,194,130
CAPITAL CONTRIBUTIONS				
CAPITAL IMPROVEMENT CHARGES	95,538	153,495	48,000	48,000
CONTRIBUTED CAPITAL - CASH	80,081	474,427	57,700	57,700
CONTRIBUTED CAPITAL - NONCASH	367,521	159,693	209,300	209,300
TOTAL CAPITAL CONTRIBUTIONS	543,140	787,615	315,000	315,000
TOTAL REVENUES	$ 13,942,752	$ 14,362,513	$ 14,416,030	$ 14,509,130

WASTEWATER REVENUES

Wastewater operating revenues and gallons billed are depicted in the chart below.



Total FY 2015 Wastewater revenues are expected to increase $485,200, or 4.0%, over Amended FY 2014 levels. This is a result of the 1.6% increase in the wastewater customer and usage charges which went into effect March 1, 2014, as well as a 1.8% increase in wastewater units billed over the Original estimates for FY 2014. It is estimated that FPUA will bill approximately 1.5 billion gallons during FY 2015. At current rates, wastewater charges for FY 2015 are estimated to be $12.6 million.

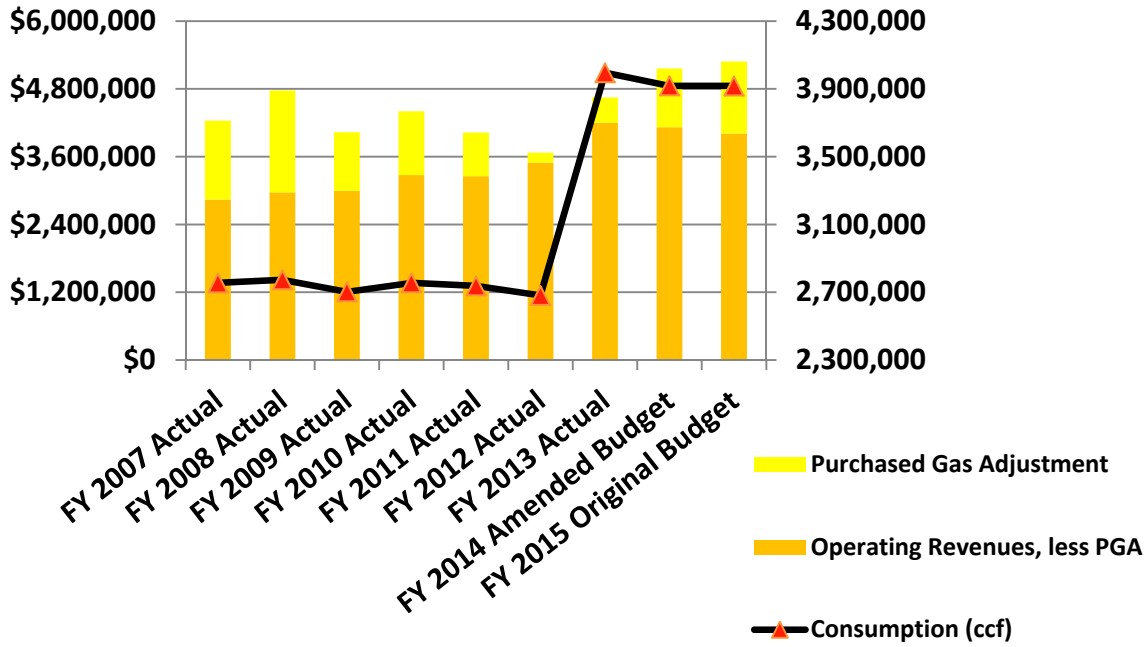
Based upon a review of historical customer statistics and the most recent development plans for the wastewater service area as provided by FPUA staff, it is estimated that the number of wastewater customer services billed will remain flat from FY 2014 to FY 2015. Although the annual average growth rate over the last 10 years was 1.5% per year, little growth is anticipated for the next few years.

WASTEWATER REVENUES

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
WASTEWATER CHARGES:				
RESIDENTIAL:				
INSIDE CITY	$ 4,452,300	$ 4,545,949	$ 4,708,000	$ 4,811,400
OUTSIDE CITY	540,637	552,684	565,300	582,400
GENERAL SERVICE:				
INSIDE CITY	4,910,549	4,951,903	5,347,500	5,786,400
OUTSIDE CITY	991,603	1,070,025	1,112,600	1,150,500
REVENUE FROM ST. LUCIE COUNTY	205,095	374,293	297,100	185,000
UNBILLED SERVICE REVENUE	16,000	46,200	-	-
TOTAL	11,116,184	11,541,054	12,030,500	12,515,700
OTHER OPERATING REVENUES	233,673	142,707	131,700	131,700
TOTAL OPERATING REVENUES	11,349,857	11,683,761	12,162,200	12,647,400
NON-OPERATING REVENUES				
INVESTMENT INCOME	17,901	12,464	9,000	9,000
GRANT REVENUE	558	195	4,800	4,800
RENTAL INCOME	10,186	-	-	-
REVENUE FOR CITY BILLING	43,636	43,711	44,300	44,300
MISCELLANEOUS INCOME	5,190	3,297	3,500	3,500
GAIN (LOSS) ON DISPOSITION OF PROPERTY	153	1,857	28,300	-
TOTAL NON-OPERATING REVENUES	77,624	61,524	89,900	61,600
REVENUES BEFORE CAPITAL CONTRIBUTIONS	11,427,481	11,745,285	12,252,100	12,709,000
CAPITAL CONTRIBUTIONS				
CAPITAL IMPROVEMENT CHARGES	325,785	86,001	97,000	97,000
CONTRIBUTED CAPITAL - CASH	30,000	13,934	-	-
CONTRIBUTED CAPITAL - NONCASH	136,390	172,229	163,100	163,100
TOTAL CAPITAL CONTRIBUTIONS	492,175	272,164	260,100	260,100
TOTAL REVENUES	$ 11,919,656	$ 12,017,449	$ 12,512,200	$ 12,969,100

NATURAL GAS

Natural Gas operating revenues and consumption are depicted in the chart below.



Budgeted revenues for Natural Gas in FY 2015 are expected to increase $124,730, or 2.4%, from the Amended FY 2014 levels. This is primarily attributable to increases in the purchased gas adjustment (PGA), which in turn is a result of an increase in natural gas prices. This budget reflects the 1.6% in the natural gas base rate, which went into effect March 1, 2014.

Staff estimates that FPUA will purchase approximately 4,040,000 ccf and sell approximately 3,917,376 ccf in FY 2015. These estimates reflect an unaccounted for loss percentage of 3%. At current rates, natural gas sales revenues for FY 2015 will be approximately $5.2 million.

FPUA's staff review of historical customer statistics reveals that the number of services billed by the natural gas system continues to decrease. FPUA continues to promote commercial natural gas usage. Therefore, it has been assumed that the natural gas system will continue to lose a small number of residential services billed annually while adding new commercial services billed. The net result from FY 2014 to FY 2015 is expected to be no change in the number of gas customer services billed. This trend is anticipated to continue for the next few years.

NATURAL GAS REVENUES

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
SALES OF NATURAL GAS:				
RESIDENTIAL SALES:				
INSIDE CITY	$ 1,019,947	$ 1,081,772	$ 1,053,900	$ 1,010,700
OUTSIDE CITY	178,307	185,276	181,100	175,700
GENERAL SERVICE:				
INSIDE CITY	1,871,754	2,498,975	2,419,000	2,354,600
OUTSIDE CITY	320,758	359,334	367,100	371,500
HEAT ONLY:				
RESIDENTIAL	9,174	10,703	10,000	7,900
GENERAL SERVICE	2,073	2,199	1,900	1,500
PURCHASED GAS ADJUSTMENT:				
RESIDENTIAL	31,890	(20,233)	38,000	46,700
GENERAL SERVICE	142,733	467,063	999,800	1,227,700
COMPRESSED NATURAL GAS	1,800	1,200	800	800
UNBILLED SERVICE REVENUE	18,900	9,100	-	-
TOTAL	3,597,336	4,595,389	5,071,600	5,197,100
OTHER OPERATING REVENUES	73,664	52,588	89,000	89,000
TOTAL OPERATING REVENUES	3,671,000	4,647,977	5,160,600	5,286,100
NON-OPERATING REVENUES				
INVESTMENT INCOME	6,928	(136,226)	3,200	3,200
GRANT REVENUE	233	33	-	-
RENTAL INCOME	380	-	-	-
REVENUE FOR CITY BILLING	1,123	1,198	9,800	9,800
GAS PIPING & APPLIANCE SALES	67,510	57,844	52,500	52,500
GAS PIPING & APPLIANCE COSTS	(40,318)	(35,718)	(31,600)	(31,600)
MISCELLANEOUS INCOME	359	1,865	-	-
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	46	770	-
TOTAL NON-OPERATING REVENUES	36,215	(110,958)	34,670	33,900
REVENUES BEFORE CAPITAL CONTRIBUTIONS	3,707,215	4,537,019	5,195,270	5,320,000
CONTRIBUTED CAPITAL - CASH	37,913	1,030	22,500	22,500
TOTAL REVENUES	$ 3,745,128	$ 4,538,049	$ 5,217,770	$ 5,342,500

MANATEE OBSERVATION & EDUCATION CENTER REVENUES

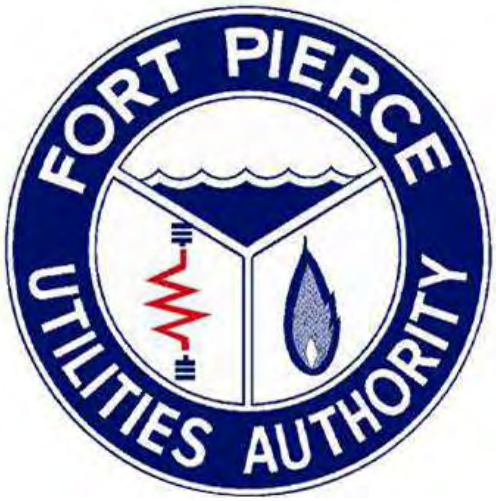
	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
FPUA CONTRIBUTION	$ 112,972	$ 179,941	$ 201,266	$ 202,463
GIFT SHOP SALES	112,830	100,923	114,400	125,500
BOAT TOURS	41,124	35,088	36,100	38,000
BARTER AGREEMENT REVENUE	30,000	-	-	-
DONATIONS	2,332	1,642	2,500	4,000
ADMISSIONS	14,590	14,282	16,000	19,500
TEACHING INCOME & CAMPS	20,503	15,641	20,300	20,300
MEMBERSHIPS	1,749	220	700	2,000
FUND RAISING INCOME	1,256	-	300	1,000
TOTAL OPERATING REVENUES	337,356	347,737	391,566	412,763
NON-OPERATING REVENUES				
INVESTMENT AND OTHER INCOME	478	313	100	100
GRANT REVENUE	3,000	6,670	-	7,000
GAIN (LOSS) ON DISPOSITION OF PROPERTY	33,260	3,354	78,525	3,100
TOTAL NON-OPERATING REVENUES	36,738	10,337	78,625	10,200
REVENUES BEFORE CAPITAL CONTRIBUTIONS	374,094	358,074	470,191	422,963
TOTAL REVENUES	$ 374,094	$ 358,074	$ 470,191	$ 422,963

FPUAnet COMMUNICATIONS REVENUES

	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
OPERATING REVENUES				
DEDICATED INTERNET ACCESS	$ 177,768	$ 188,059	$ 210,000	$ 273,749
DARK FIBER TRANSMISSION	18,430	24,571	37,000	37,000
FIBER BANDWIDTH CONNECTIONS	82,334	111,081	127,000	157,000
WIRELESS BROADBAND INTERNET ACCESS	4,044	4,134	4,600	8,200
WIRELESS BANDWIDTH CONNECTIONS	5,925	4,080	4,673	5,024
COMMON CARRIER TELECOM SERVICES	63,000	63,000	64,125	73,744
TOTAL OPERATING REVENUES	351,501	394,925	447,398	554,717
NON-OPERATING REVENUES				
GRANT REVENUE	15	22	-	-
TOTAL NON-OPERATING REVENUES	15	22	-	-
REVENUES BEFORE CAPITAL CONTRIBUTIONS	351,516	394,947	447,398	554,717
CONTRIBUTED CAPITAL - CASH	24,734	49,255	8,000	42,000
TOTAL REVENUES	$ 376,250	$ 444,202	$ 455,398	$ 596,717

TREASURE COAST ENERGY CENTER REVENUES

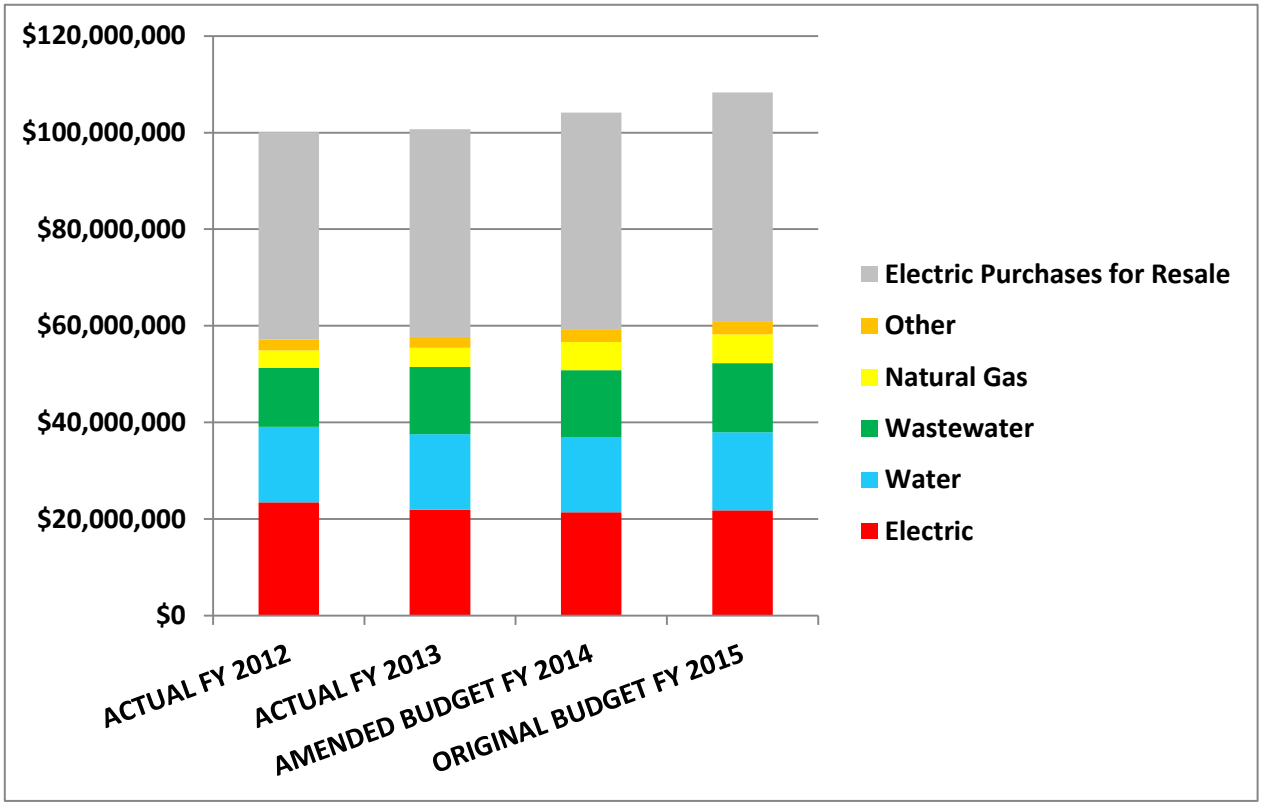
	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
NON-OPERATING REVENUES				
FMPA O&M CONTRACT INCOME	$ 1,642,307	$ 1,653,680	$ 1,683,033	$ 1,695,420
TOTAL NON-OPERATING REVENUES	1,642,307	1,653,680	1,683,033	1,695,420
TOTAL REVENUES	$ 1,642,307	$ 1,653,680	$ 1,683,033	$ 1,695,420


FORT PIERCE
UTILITIES AUTHORITY

OPERATIONS AND MAINTENANCE EXPENSES BY DEPARTMENT

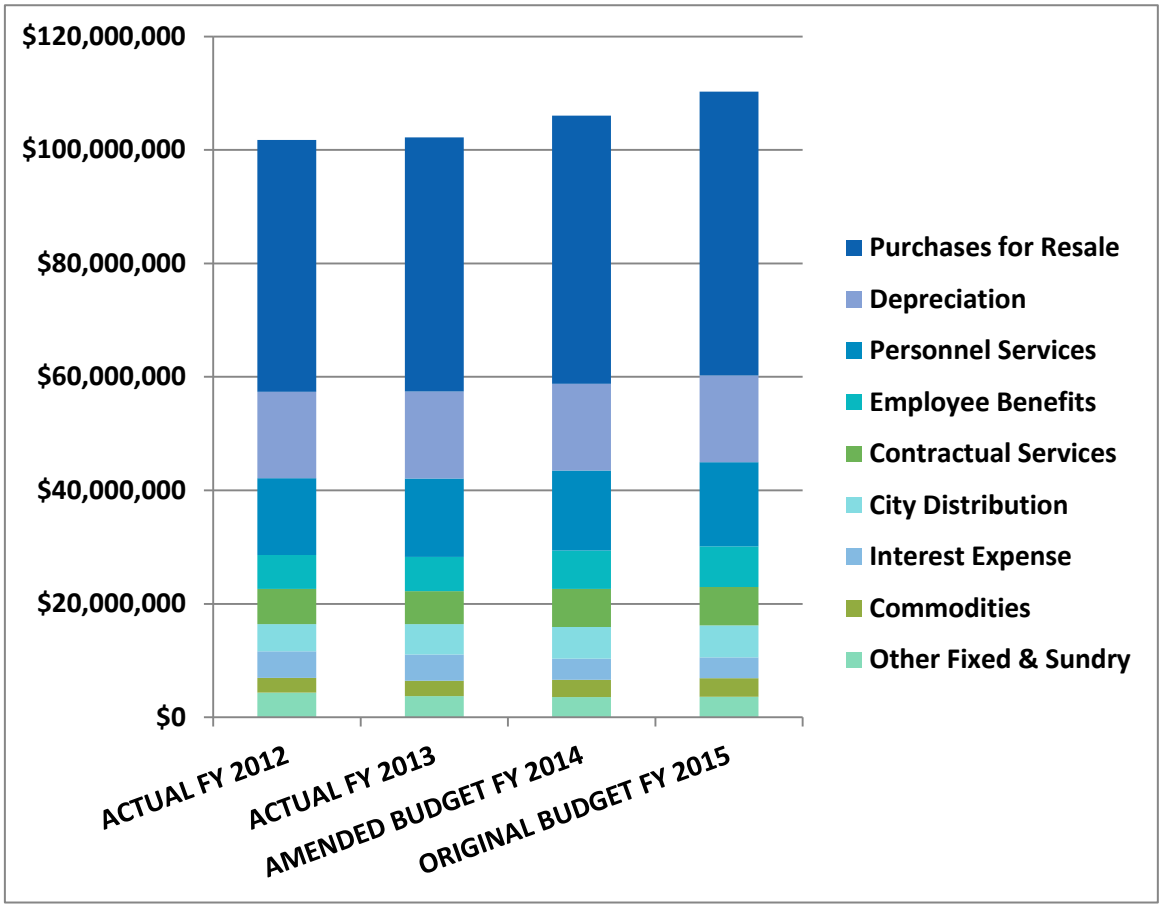
Department Name	Actual FY 2012	Actual FY 2013	Amended Budget FY 2014	Original Budget FY 2015
01 - Manatee Center	$ 374,094	$ 358,074	$ 470,191	$ 422,963
02 - Treasure Coast Energy Center	1,642,307	1,653,680	1,683,033	1,695,420
10 - Board	94,711	87,503	89,572	93,723
11 - Director of Utilities	285,638	296,553	310,922	420,058
12 - Attorney	129,397	104,584	129,197	132,229
15 - Human Resources	406,701	412,902	417,792	453,455
18 - Risk Management	435,151	483,379	425,017	481,910
21 - Finance	1,092,470	1,124,789	1,303,587	1,360,835
22 - Materials Management	423,954	369,283	523,469	483,006
31 - Director of Shared Services	155,227	154,741	165,777	163,562
32 - Information Technology Services	2,106,904	2,047,962	2,283,146	2,630,659
33 - Federal Building	91,118	71,463	72,256	-
35 - Facilities	627,027	577,965	646,898	671,269
41 - Communications	155,925	149,705	183,351	174,039
43 - Customer Service	1,825,432	1,826,837	1,997,317	2,093,247
51 - Director of Electric & Gas Systems	240,634	179,090	215,709	256,515
52 - Power Generation	1,200,000	761,258	8,700	8,000
53 - Purchases for Resale	42,933,254	42,947,570	44,940,485	47,529,288
54 - Electric Transmission & Distribution	10,976,824	9,524,236	9,662,205	9,922,975
56 - Electric & Gas Engineering	823,131	829,466	926,569	952,777
61 - Dir of Water & Wastewater Systems	160,605	154,792	159,847	166,717
62 - Water Resources	5,557,379	5,495,053	5,578,301	5,760,182
64 - Water Distribution	4,293,120	4,643,383	4,729,117	4,870,659
66 - Water/Wastewater Engineering	948,925	919,084	974,271	1,039,962
74 - Gas Operations	1,766,001	1,663,869	2,708,896	2,749,791
75 - Gas Purchases for Resale	1,397,587	1,815,812	2,274,000	2,360,365
82 - Water Reclamation	3,795,650	3,674,384	5,078,878	5,176,271
84 - Wastewater Collection	4,977,171	6,760,658	5,160,070	5,230,273
93 - FPUAnet Communications	253,559	280,556	356,223	417,585
99 - Administrative & General	12,585,678	12,842,609	12,598,061	12,556,840
Grand Total	$ 101,755,574	$ 102,211,240	$ 106,072,857	$ 110,274,575

OPERATIONS & MAINTENANCE EXPENSES BY SYSTEM



	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
Electric	$ 23,470,446	$ 21,953,330	$ 21,404,499	$ 21,820,722
Electric Purchases for Resale	42,933,254	42,947,570	44,940,485	47,529,288
Water	15,657,289	15,628,191	15,551,553	16,139,818
Wastewater	12,185,957	13,868,765	13,885,785	14,296,637
Natural Gas	3,618,387	4,000,314	5,832,088	6,003,142
Other	2,264,780	2,290,353	2,507,447	2,533,968
TOTAL, net	$ 100,130,113	$ 100,688,523	$ 104,121,857	$ 108,323,575

OPERATIONS & MAINTENANCE EXPENSES BY CATEGORY



	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
Purchases for Resale	$ 44,356,133	$ 44,800,494	$ 47,297,668	$ 49,997,300
Personnel Services	13,559,300	13,855,287	14,096,407	14,831,937
Employee Benefits	5,961,578	6,012,763	6,741,751	7,167,707
Contractual Services	6,208,675	5,812,372	6,698,904	6,775,842
Commodities	2,562,226	2,690,577	3,046,986	3,269,525
Depreciation	15,253,516	15,300,043	15,300,000	15,300,000
Interest Expense	4,723,886	4,612,588	3,745,815	3,713,523
City Distribution	4,767,268	5,365,879	5,605,157	5,615,850
Other Fixed & Sundry	4,362,992	3,761,237	3,540,169	3,602,891
TOTAL	$ 101,755,574	$ 102,211,240	$ 106,072,857	$ 110,274,575

NOTE: Includes capitalized labor and overhead, and unallocated contingency

OPERATIONS AND MAINTENANCE EXPENSES BY OBJECT CODE

Object Code		Actual FY 2012	Actual FY 2013	Amended Budget FY 2014	Original Budget FY 2015
	PERSONNEL SERVICES				
1010	Salaries & Wages	$ 12,954,085	$ 13,222,801	$ 13,412,636	$ 14,193,237
1020	Overtime	605,215	632,486	683,771	638,700
	Personnel Services Total	13,559,300	13,855,287	14,096,407	14,831,937
	EMPLOYEE BENEFITS				
4050	Retirement	1,695,258	2,037,538	2,139,583	2,240,905
4060	FICA	982,833	1,011,967	1,071,292	1,127,275
4070	Employees' Insurance	2,885,216	2,672,478	3,200,000	3,500,000
4090	Vacation Pay Expense	33,103	29,443	-	-
4100	Sick Pay Expense	78,010	43,910	-	-
4110	Net OPEB Expense	53,000	55,000	57,000	57,000
4600	Workers' Compensation	218,669	155,250	238,876	207,527
4640	Unemployment Claims	15,489	7,177	35,000	35,000
	Employee Benefits Total	5,961,578	6,012,763	6,741,751	7,167,707
	CONTRACTUAL SERVICES				
2110	Advertising	74,021	44,046	39,219	39,026
2122	Rentals	60,012	62,829	75,405	52,258
2131	Maintenance of Buildings	181,565	185,786	215,974	180,440
2132	Maintenance of Vehicles	188,449	182,393	143,831	140,698
2133	Maintenance of Equipment	118,990	158,988	139,112	137,405
2139	Maintenance Contracts	1,848,628	1,836,954	2,272,257	2,366,136
2140	Postage	206,189	186,955	219,654	223,814
2151	Printing	44,824	50,781	68,603	71,562
2161	Professional Fees - Audit	52,080	42,890	41,580	42,412
2164	Professional Fees - Cons/Eng	324,372	148,987	272,410	318,630
2165	Temporary Labor	13,900	-	34,430	28,750
2166	Professional Fees - Other	332,010	231,469	330,081	313,729
2170	Training	153,649	189,903	274,763	269,638
2171	Travel	4,382	6,847	8,420	8,718
2172	Car Allowance	159,159	149,361	145,123	146,560
2190	Communications	155,550	175,771	169,280	193,580
2200	Utilities	2,177,537	2,045,057	2,057,328	2,050,049
2230	Employee Relations	35,423	23,377	35,565	33,797
2240	Business Relations	3,793	2,831	4,475	4,842
2250	Community Relations	12,832	20,744	75,000	74,000
2260	Memberships - Professional	51,065	53,565	61,073	63,174
2262	Memberships - Civic	3,698	3,705	4,321	5,624
2290	Billing - Housing Authority	6,547	9,133	11,000	11,000
	Contractual Services Total	6,208,675	5,812,372	6,698,904	6,775,842
	PURCHASES FOR RESALE				
3360	Purchases for Resale	44,356,133	44,800,494	47,297,668	49,997,300
	Purchases for Resale Total	44,356,133	44,800,494	47,297,668	49,997,300

OPERATIONS AND MAINTENANCE EXPENSES BY OBJECT CODE

Object Code		Actual FY 2012	Actual FY 2013	Amended Budget FY 2014	Original Budget FY 2015
	COMMODITIES				
3311	Office Supplies	70,488	70,461	67,029	68,432
3313	Subscriptions	5,486	4,695	8,073	8,044
3316	Operating Supplies	1,184,536	1,296,467	1,357,108	1,531,014
3320	Chemicals	844,436	855,028	1,111,080	1,160,302
3331	Gas, Oil & Lubricants	404,318	408,331	422,481	423,612
3340	Small Tools	52,962	55,595	81,215	78,121
	Commodities Total	2,562,226	2,690,577	3,046,986	3,269,525
	FIXED & SUNDRY				
4010	Cost of Goods Sold	54,737	47,949	52,000	53,040
4015	Sales Discount	8,474	7,411	7,000	8,000
4020	Cash Over/Short	361	(548)	254	150
4080	Employee Suggestions & Award	15,198	13,929	16,300	22,780
4509	Other Taxes	36,295	37,723	38,171	36,160
4510	Gross Receipts Tax	1,749,468	1,685,475	1,496,000	1,500,000
4520	Licenses & Permits	102,187	58,580	63,730	90,008
4531	Contributions - Civic	127,972	194,941	216,266	217,463
4610	Insurance - Prop/Liability	501,862	495,508	572,353	645,234
4666	Inventory Adjustments	(20,890)	2,861	51,195	816
4700	Utility Bad Debt Expense	358,769	257,725	300,000	300,000
5730	Bank Charges	216,131	249,733	266,800	272,040
6100	Administrative Charges - City	62,156	-	-	-
9005	Duplicate Charges	(49,728)	(51,308)	(48,600)	(50,800)
	Fixed & Sundry Total	3,162,992	2,999,979	3,031,469	3,094,891
	INTEREST EXPENSES				
5721	Interest - Bonds/Pooled Loan	5,145,328	4,249,993	3,753,740	3,731,101
5723	Interest - Deposits	14,704	15,454	13,050	13,300
5725	Capitalized Interest	(97,542)	189,026	(75,000)	(75,000)
5729	Interest - Other	441	-	71	-
5731	Amortization of Bond Disc/Exp	(339,045)	158,115	53,954	44,122
	Interest Expenses Total	4,723,886	4,612,588	3,745,815	3,713,523
	MISCELLANEOUS				
9000	Distribution to City of Ft. Pierce	4,767,268	5,365,879	5,605,157	5,615,850
9010	Contingency	-	-	500,000	500,000
9030	Depreciation Expense	15,253,516	15,300,043	15,300,000	15,300,000
9040	Transfers Out	-	-	-	-
9050	Extraordinary Expense	1,200,000	761,258	8,700	8,000
	Miscellaneous Total	21,220,784	21,427,180	21,413,857	21,423,850
	Grand Total	$ 101,755,574	$ 102,211,240	$ 106,072,857	$ 110,274,575

ALLOCATION DISTRIBUTION

FY 2014

	DEPARTMENTS	CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
01	Manatee Center	$ -	$ -	$ -	$ -	$ -	$ 470,191	$ 470,191
02	Treasure Coast Energy Center	-	-	-	-	-	1,683,033	1,683,033
10	Board	6,000	37,299	22,155	4,362	19,756	-	89,572
11	Director of Utilities	17,000	131,177	77,919	15,343	69,483	-	310,922
12	Attorney	7,000	54,537	32,394	6,379	28,887	-	129,197
15	Human Resources	48,000	136,822	117,557	20,339	95,074	-	417,792
18	Risk Management	29,000	176,743	104,984	20,672	93,618	-	425,017
21	Finance	65,000	552,782	328,349	64,654	292,802	-	1,303,587
22	Materials Management	181,000	244,352	36,370	17,466	44,281	-	523,469
31	Director of Shared Services	9,000	58,008	49,839	8,623	40,307	-	165,777
32	Information Technology Services	134,000	795,184	683,214	118,203	552,545	-	2,283,146
33	Federal Building	-	51,554	7,674	3,685	9,343	-	72,256
35	Facilities	35,000	192,763	253,837	35,407	129,891	-	646,898
41	Communications	9,000	77,813	46,220	9,101	41,217	-	183,351
43	Customer Service	-	891,402	529,489	104,260	472,166	-	1,997,317
49	Administrative and General	205,000	28,304	24,318	4,207	19,667	-	281,496
51	Director of Electric & Gas Systems	9,000	206,709	-	-	-	-	215,709
52	Power Generation	-	8,700	-	-	-	-	8,700
53	Electric Purchases for Resale	-	44,940,485	-	-	-	-	44,940,485
54	Electric Transmission & Distribution	351,000	9,311,205	-	-	-	-	9,662,205
56	Electric & Gas Engineering	48,000	878,569	-	-	-	-	926,569
59	Administrative and General	100,000	7,570,576	-	-	-	-	7,670,576
61	Director of Water/ Wastewater Systems	-	-	95,908	-	63,939	-	159,847
62	Water Resources	-	-	5,578,301	-	-	-	5,578,301
64	Water Distribution	132,000	-	4,597,117	-	-	-	4,729,117
66	Water/Wastewater Engineering	184,000	-	474,163	-	316,108	-	974,271
69	Administrative and General	100,000	-	2,491,745	-	-	-	2,591,745
74	Gas Operations	82,000	-	-	2,626,896	-	-	2,708,896
75	Gas Purchases for Resale	-	-	-	2,274,000	-	-	2,274,000
79	Administrative and General	50,000	-	-	498,491	-	-	548,491
82	Water Reclamation	18,000	-	-	-	5,060,878	-	5,078,878
84	Wastewater Collection	80,000	-	-	-	5,080,070	-	5,160,070
89	Administrative and General	50,000	-	-	-	1,455,753	-	1,505,753
93	FPUAnet Communications	2,000	-	-	-	-	354,223	356,223
	TOTALS	**$ 1,951,000**	**$66,344,984**	**$ 15,551,553**	**$ 5,832,088**	**$ 13,885,785**	**$ 2,507,447**	**$ 106,072,857**

ALLOCATION DISTRIBUTION

FY 2015

	DEPARTMENTS	CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	OTHER	TOTAL
01	Manatee Center	$ -	$ -	$ -	$ -	$ -	$ 422,963	$ 422,963
02	Treasure Coast Energy Center	-	-	-	-	-	1,695,420	1,695,420
10	Board	6,000	39,151	23,255	4,579	20,738	-	93,723
11	Director of Utilities	17,000	179,885	106,850	21,040	95,283	-	420,058
12	Attorney	7,000	55,890	33,198	6,537	29,604	-	132,229
15	Human Resources	48,000	144,261	129,948	23,030	108,216	-	453,455
18	Risk Management	29,000	202,134	120,066	23,642	107,068	-	481,910
21	Finance	65,000	578,331	343,526	67,643	306,335	-	1,360,835
22	Materials Management	181,000	215,301	31,076	15,402	40,227	-	483,006
31	Director of Shared Services	9,000	54,993	49,537	8,779	41,253	-	163,562
32	Information Technology Services	134,000	888,312	800,179	141,810	666,358	-	2,630,659
33	Federal Building	-	-	-	-	-	-	-
35	Facilities	35,000	200,441	263,946	36,817	135,065	-	671,269
41	Communications	9,000	73,657	43,752	8,615	39,015	-	174,039
43	Customer Service	-	934,216	554,920	109,267	494,844	-	2,093,247
49	Administrative and General	205,000	23,149	20,851	3,695	17,364	-	270,059
51	Director of Electric & Gas Systems	9,000	247,515	-	-	-	-	256,515
52	Power Generation	-	8,000	-	-	-	-	8,000
53	Electric Purchases for Resale	-	47,529,288	-	-	-	-	47,529,288
54	Electric Transmission & Distribution	351,000	9,571,975	-	-	-	-	9,922,975
56	Electric & Gas Engineering	48,000	904,777	-	-	-	-	952,777
59	Administrative and General	100,000	7,498,734	-	-	-	-	7,598,734
61	Director of Water/ Wastewater Systems	-	-	100,030	-	66,687	-	166,717
62	Water Resources	-	-	5,760,182	-	-	-	5,760,182
64	Water Distribution	132,000	-	4,738,659	-	-	-	4,870,659
66	Water/Wastewater Engineering	184,000	-	513,577	-	342,385	-	1,039,962
69	Administrative and General	100,000	-	2,506,266	-	-	-	2,606,266
74	Gas Operations	82,000	-	-	2,667,791	-	-	2,749,791
75	Gas Purchases for Resale	-	-	-	2,360,365	-	-	2,360,365
79	Administrative and General	50,000	-	-	504,130	-	-	554,130
82	Water Reclamation	18,000	-	-	-	5,158,271	-	5,176,271
84	Wastewater Collection	80,000	-	-	-	5,150,273	-	5,230,273
89	Administrative and General	50,000	-	-	-	1,477,651	-	1,527,651
93	FPUAnet Communications	2,000	-	-	-	-	415,585	417,585
	TOTALS	**$ 1,951,000**	**$69,350,010**	**$ 16,139,818**	**$ 6,003,142**	**$ 14,296,637**	**$ 2,533,968**	**$ 110,274,575**

MANATEE OBSERVATION & EDUCATION CENTER

DEPARTMENTAL CORE SERVICES

- Manage the operations of the Manatee Observation and Education Center (MOEC)
- Promote understanding and responsible actions for the protection of the Treasure Coast's fragile ecosystems and their inhabitants, especially the Florida Manatee
- Provide environmental education to the public through exhibits, wildlife viewing, events, programs, and boat tours
- Provide environmental education to students through classroom and field activities
- Raise funds from grants, donations, sponsorships, memberships, admissions, boat tours, Center fundraisers, and gift shop sales
- Maintain positive working relationship and assist with development and implementation of activities associated with Treasure Coast Manatee Foundation (TCMF)
- Maintain a volunteer program to enhance the MOEC community presence, offer additional education, and provide a work force to assist in the operation of the MOEC

DEPARTMENTAL ACCOMPLISHMENTS

- TCMF received grant from Fort Pierce Authentic Tours, with match from TCMF to purchase a touch screen computer and interactive program
- Acquired two new members on Board of TCMF
- Manatee Center partnered with St. Lucie River Kidz to provide a monthly meeting place
- Developed new Manatee Center Junior membership program
- Implemented two successful TCMF events; *Manatee Center 5K* and *Coconut Float* race
- TCMF provided two baby changing stations for Manatee Center restrooms
- Received $1300 in donations to purchase new outdoor benches
- Held auction, raising funds for significant improvements at Manatee Center

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Expand Customer Base	Enhance community presence	Increase/ (decrease) in operating revenues	(6.9)%	3.1%	12.6%	5.4%
		Increase/ (decrease) in number of visitors	.04%	1.7%	4.6%	5.8%
		# of annual visitors	32,418	32,985	34,500	36,500
		# of manatee sightings	579	645	400	550
Workforce Development	Increase awareness of volunteer program	# of volunteer hours	10,328	10,485	12,500	13,000

DEPT. 01 - MANATEE OBSERVATION & EDUCATION CENTER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 123,669	$ 125,729	$ 135,302	$ 138,665
1020	OVERTIME	5	126	1,600	500
	PERSONNEL SERVICES TOTAL	123,674	125,855	136,902	139,165
EMPLOYEE BENEFITS					
4050	RETIREMENT	11,979	14,234	23,835	23,394
4060	FICA	9,223	9,216	10,473	10,646
4070	EMPLOYEES' INSURANCE	20,511	22,660	26,860	29,379
4090	VACATION PAY EXPENSE	(1,717)	(418)	-	-
4100	SICK PAY EXPENSE	(1,904)	3,736	-	-
4110	NET OPEB EXPENSE	387	409	430	432
4600	WORKERS' COMPENSATION	5,611	1,192	9,685	6,104
	EMPLOYEE BENEFITS TOTAL	44,090	51,029	71,283	69,955
CONTRACTUAL SERVICES					
2110	ADVERTISING	37,645	7,939	8,975	9,310
2131	MAINTENANCE OF BUILDINGS	1,216	12,301	36,500	5,500
2132	MAINTENANCE OF VEHICLES	96	-	700	500
2133	MAINTENANCE OF EQUIPMENT	157	292	4,900	700
2139	MAINTENANCE CONTRACTS	13,361	12,503	39,000	19,300
2140	POSTAGE	1,579	923	1,500	1,500
2151	PRINTING	569	236	1,800	1,800
2165	TEMPORARY LABOR	135	-	-	-
2166	PROFESSIONAL FEES - OTHER	825	694	1,000	2,000
2170	TRAINING	225	239	550	550
2171	TRAVEL	40	164	300	400
2172	CAR ALLOWANCE	3,199	3,300	3,300	3,300
2190	COMMUNICATIONS	2,873	3,245	2,694	2,694
2200	UTILITIES	10,700	10,262	8,906	8,906
2230	EMPLOYEE/VOLUNTEER RELATIONS	3,475	2,967	4,200	4,300
2250	COMMUNIT RELATIONS	-	1,000	1,000	-
2260	MEMBERSHIPS - PROFESSIONAL	315	110	310	310
2262	MEMBERSHIPS - CIVIC	-	50	250	250
	CONTRACTUAL SERVICES TOTAL	76,410	56,225	115,885	61,320
COMMODITIES					
3311	OFFICE SUPPLIES	2,683	3,015	2,500	2,500
3316	OPERATING SUPPLIES	45,059	46,646	65,200	64,878
3331	GAS, OIL & LUBRICANTS	35	167	350	350
	COMMODITIES TOTAL	47,777	49,828	68,050	67,728
FIXED & SUNDRY					
4010	COST OF GOODS SOLD	54,737	47,949	52,000	53,040
4015	SALES DISCOUNT	8,474	7,411	7,000	8,000
4020	CASH (OVER) SHORT	56	140	150	150
4520	LICENSES & PERMITS	78	88	100	100
4610	PROPERTY & LIAB./INS. & UNINSUR.	2,522	2,899	3,401	3,571
4666	INVENTORY ADJUSTMENTS	429	509	800	816
5730	BANK CHARGES	4,178	3,801	4,800	4,800
6100	ADMINISTRATIVE CHARGES - CITY	621	-	-	-
	FIXED & SUNDRY TOTAL	71,095	62,797	68,251	70,477
MISCELLANEOUS					
9000	DISTRIBUTION TO CITY OF FT. PIERCE	210	2,024	220	4,718
9030	DEPRECIATION & AMORT EXPENSE	10,838	10,316	9,600	9,600
	MISCELLANEOUS TOTAL	11,048	12,340	9,820	14,318
	TOTALS	$ 374,094	$ 358,074	$ 470,191	$ 422,963

TREASURE COAST ENERGY CENTER

DEPARTMENTAL CORE SERVICES

- Operate, under contract, the Treasure Coast Energy Center (TCEC) which is wholly owned by FMPA's All Requirements Project utilizing prudent utility practices
- Generate electricity to serve 60,000 homes in the 14 cities served by FMPA's ARP
- Adhere to all applicable federal, state and local laws concerning the operation and maintenance of electric power generating units

DEPARTMENTAL ACCOMPLISHMENTS

- Incorporated advanced environmental control technologies to make the plant one of the lowest emission and highest efficiency plants in Florida
- Ranked the 9th lowest (pollutant) emitting power plant in North America
- Forced Outage Factor below 1% for the past three fiscal years
- Set the FMPA continuous run record of 175 days exceeding the previous mark of 152 days
- Received Highly Protected Risk award recognizing excellence in managing business risk and protecting assets.

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Competitive Utility Rates	Produce low cost, reliable power	Equivalent Availability Factor (EAF)	91.6%	93.8%	89.0%	89.0%
		Megawatt Hours	1,854,124	1,781,777	1,790,000	*
		Capacity Factor	68.5%	66.3%	66.5%	*
		Period Hours	8,784	8,760	8,760	8,760
		Service Hours	7,894	8,146	8,000	*
		Forced Outage Hours	59	0	50	≤44
		Forced Outage Factor	.81%	0.00	≤1.0%	≤.50%
Safety	Promote a safe work environment	Frequency Rate (CY)	0.0	0.0	0.0	≤5.0
		Severity Rate (CY)	0	0	0	≤50

*Megawatt Hours, Capacity Factor, and Service Hours are system demand controlled metrics.

DEPT. 02 - TREASURE COAST ENERGY CENTER

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 1,000,308	$ 1,011,359	$ 951,132	$ 1,003,018
1020	OVERTIME	203,674	230,510	250,000	195,000
	PERSONNEL SERVICES TOTAL	1,203,982	1,241,869	1,201,132	1,198,018
EMPLOYEE BENEFITS					
4050	RETIREMENT	132,865	150,939	179,752	178,213
4060	FICA	85,694	90,809	91,887	91,648
4070	EMPLOYEES' INSURANCE	169,299	153,067	176,952	193,542
4090	VACATION PAY EXPENSE	4,937	(9,158)	-	-
4100	SICK PAY EXPENSE	14,210	(3,319)	-	-
4110	NET OPEB EXPENSE	2,936	3,067	3,226	3,024
4600	WORKERS' COMPENSATION	12,762	10,101	12,072	12,676
4640	UNEMPLOYMENT CLAIMS	89	-	-	-
	EMPLOYEE BENEFITS TOTAL	422,792	395,506	463,889	479,103
CONTRACTUAL SERVICES					
2170	TRAINING	52	389	780	796
2172	CAR ALLOWANCE	10,320	10,320	10,320	10,320
	CONTRACTUAL SERVICES TOTAL	10,372	10,709	11,100	11,116
COMMODITIES					
3316	OPERATING SUPPLIES	1,183	1,132	1,500	1,500
	COMMODITIES TOTAL	1,183	1,132	1,500	1,500
FIXED & SUNDRY					
4610	PROPERTY & LIAB./INS. & UNINSUR.	3,978	4,464	5,412	5,683
	FIXED & SUNDRY TOTAL	3,978	4,464	5,412	5,683
	TOTALS	$ 1,642,307	$ 1,653,680	$ 1,683,033	$ 1,695,420

BOARD

DEPARTMENTAL CORE SERVICES

- Adopt resolutions and policies necessary for FPUA's operations
- Review and approve the Annual Budget for FPUA
- Review and approve utility rates
- Approve purchases of goods and services greater than $25,000
- Hold public meetings to conduct FPUA business
- Provide for an annual independent audit of the finances for FPUA
- Provide direction to staff regarding rate setting strategy that balances good utility business practices with customer affordability
- Provide direction, oversight and final review for annual budget that accomplishes objectives of rate setting strategy

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Ensure open line of communication with FPUA Director, FPUA Staff, and the public regarding utility budget and rate process	# of Board Meetings	21	18	19	20
		Agenda Items Reviewed	224	221	200	250
		Rate & Budget Workshops	2	1	2	2
		Accept annual independent audit	YES	YES	YES	YES
		Direction for rate adjustments or control of rates to balance needs of utility with customer affordability	YES	YES	YES	YES
		Approval of budget that accomplishes objective of rate setting strategy	YES	YES	YES	YES
	Attend training conferences, workshops, and webinars to keep abreast of utility issues	Training sessions attended	4	4	4	4

DEPT. 10 - BOARD

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 18,005	$ 18,005	$ 18,005	$ 18,005
	PERSONNEL SERVICES TOTAL	18,005	18,005	18,005	18,005
EMPLOYEE BENEFITS					
4060	FICA	1,635	1,546	1,377	1,377
4070	EMPLOYEES' INSURANCE	52,858	44,037	44,090	48,223
4600	WORKERS' COMPENSATION	406	267	276	290
4610	PROPERTY & LIAB./INS. & UNINSUR.	61	66	84	88
	EMPLOYEE BENEFITS TOTAL	54,960	45,916	45,827	49,978
CONTRACTUAL SERVICES					
2151	PRINTING	21	-	25	25
2170	TRAINING	7,317	9,456	12,000	12,000
2171	TRAVEL	352	451	400	400
2172	CAR ALLOWANCE	12,000	11,934	12,000	12,000
2240	BUSINESS RELATIONS	741	426	-	-
2262	MEMBERSHIPS - CIVIC	1,315	1,315	1,315	1,315
	CONTRACTUAL SERVICES TOTAL	21,746	23,582	25,740	25,740
	TOTALS	$ 94,711	$ 87,503	$ 89,572	$ 93,723

DIRECTOR OF UTILITIES

DEPARTMENTAL CORE SERVICES

- Serve as Chief Executive Officer of FPUA
- Direct and coordinate activities of all FPUA employees.
- Supervise the following direct reports: Directors of Shared Services, Financial Services, Water/Wastewater Systems, Electric & Gas Systems, as well as the Risk Manager, Communications Program Manager, and Senior Executive Staff Assistant
- Establish general procedure to ensure all policies and resolutions passed by the Board are enforced and duly administered with controlled resources in an effort to enhance service delivery
- Direct the budget and rate processes
- Inform the FPUA Board of legislative matters, capital improvements, budget items, policies, and services offered to customers
- Maintain open lines of communication with City Commission and City staff regarding utility issues

DEPARTMENTAL ACCOMPLISHMENTS

- Continued five-year rate planning effort to assure rate sufficiency of all utilities by making rate adjustments in April 2014 (lowered electric base rate $1 and small increase in water, wastewater and gas).
- Continued work with City of Fort Pierce staff and City Commissioners on additional financing for completion of King Plant cleanup in a manner that will minimize cost to City taxpayers and FPUA rate payers.
- Provided impetus and oversight for a more focused effort on company-wide succession planning.
- Elected to and served as Treasurer of Florida Municipal Power Agency (FMPA) Board of Directors.
- Worked with other FMPA All Requirements Project Executive Committee members to resolve peak shaving issues and gas hedging strategies that will result in greater stability in wholesale power costs.

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Assure good communication for sound planning and decision making	Director and direct report meetings	40	40	40	40
		Exempt staff meetings	10	3	6	6
		Meetings with Mayor or Commissioners	17	14	12	15
		Meetings with City staff	14	9	8	10
		FMPA Meetings	12	10	12	12
		Chamber of Commerce Fort Pierce Area Council Meetings	11	11	11	12
		Meetings with City staff on King Plant Cleanup	4	7	4	5
Expand Customer Base	Pursue cost-effective methods to promote economic development	Utility Planning meetings with St. Lucie County, Port St. Lucie, or TCRUO	2	5	5	5
Workforce Development	Attract, develop, retain and promote qualified employees	Met with Directors and Human Resource Manager to evaluate employee positions and pay grades	0	6	7	2

DEPT. 11 - DIRECTOR OF UTILITIES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 195,937	$ 201,051	$ 206,420	$ 293,167
1020	OVERTIME	137	817	71	-
	PERSONNEL SERVICES TOTAL	196,074	201,868	206,491	293,167
EMPLOYEE BENEFITS					
4050	RETIREMENT	27,938	34,157	35,950	49,281
4060	FICA	12,045	12,498	15,797	22,427
4070	EMPLOYEES' INSURANCE	25,548	23,857	28,095	30,729
4080	EMPLOYEE SUGGESTIONS & AWARDS	200	-	1,000	1,000
4090	VACATION PAY EXPENSE	265	2,542	-	-
4100	SICK PAY EXPENSE	4,686	1,393	-	-
4110	NET OPEB EXPENSE	387	409	430	432
4600	WORKERS' COMPENSATION	291	272	336	353
	EMPLOYEE BENEFITS TOTAL	71,360	75,128	81,608	104,222
CONTRACTUAL SERVICES					
2139	MAINTENANCE CONTRACTS	611	666	1,660	1,600
2140	POSTAGE	25	-	-	-
2151	PRINTING	99	-	250	255
2164	PROFESS. FEES - CONSULTING/ENG.	-	-	2,600	2,500
2170	TRAINING	4,326	4,441	4,500	4,500
2171	TRAVEL	171	955	385	400
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	1,008	868	594	594
2230	EMPLOYEE RELATIONS	356	614	765	750
2240	BUSINESS RELATIONS	327	1,042	1,000	1,000
2250	COMMUNITY RELATIONS	-	5	-	-
2260	MEMBERSHIPS - PROFESSIONAL	530	536	550	550
2262	MEMBERSHIPS - CIVIC	675	675	675	675
	CONTRACTUAL SERVICES TOTAL	13,288	14,962	18,139	17,984
COMMODITIES					
3311	OFFICE SUPPLIES	2,059	1,459	1,300	1,326
3313	SUBSCRIPTIONS	200	150	133	136
3316	OPERATING SUPPLIES	-	107	-	-
	COMMODITIES TOTAL	2,259	1,716	1,433	1,462
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	130	105	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,104	1,200	1,546	1,623
	FIXED & SUNDRY TOTAL	1,104	1,330	1,651	1,623
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	1,553	1,549	1,600	1,600
	MISCELLANEOUS TOTAL	1,553	1,549	1,600	1,600
	TOTALS	$ 285,638	$ 296,553	$ 310,922	$ 420,058

ATTORNEY

DEPARTMENTAL CORE SERVICES

- Provide legal services and assistance to FPUA's Board and staff
- Serve as a representative of FPUA before all levels of court
- Review and make available all contracts, agreements, and documents executed on behalf of FPUA
- Review and approve all contracts and agreements
- Review and approve resolutions submitted for Board action

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Provide sound legal advice and document reviews	Board Meetings	21	18	19	20
		Special topic meetings	6	7	6	6
		Workshops	2	1	1	1
		Attorney Meetings	21	18	19	20
		Resolutions reviewed	9	17	15	15
		Contracts/ agreements	73	113	100	100

DEPT. 12 - ATTORNEY

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 88,971	$ 91,106	$ 92,576	$ 96,308
	PERSONNEL SERVICES TOTAL	88,971	91,106	92,576	96,308
EMPLOYEE BENEFITS					
4070	EMPLOYEES' INSURANCE	12,648	11,752	13,815	15,110
4600	WORKERS' COMPENSATION	112	78	96	101
	EMPLOYEE BENEFITS TOTAL	12,760	11,830	13,911	15,211
CONTRACTUAL SERVICES					
2166	PROFESSIONAL FEES - OTHER	27,495	847	20,000	20,000
2170	TRAINING	-	645	2,500	500
	CONTRACTUAL SERVICES TOTAL	27,495	1,492	22,500	20,500
COMMODITIES					
3311	OFFICE SUPPLIES	45	-	50	50
3313	SUBSCRIPTIONS	126	156	160	160
	COMMODITIES TOTAL	171	156	210	210
	TOTALS	$ 129,397	$ 104,584	$ 129,197	$ 132,229

HUMAN RESOURCES

DEPARTMENTAL CORE SERVICES

- Provide equal employment opportunities and encourage diversity
- Recruit "right fit" talent and select the highest quality employees
- Ensure fair and equitable compensation structure
- Provide benefit plans attractive to job applicants that meet employee needs
- Enhance employee relations through effective communication and fair and consistent application of work rules
- Provide employee and management development through ongoing educational programs

DEPARTMENTAL ACCOMPLISHMENTS

- Established standard labor contract to facilitate acquisition of temporary labor
- Conducted full review of salary structure for all FPUA positions and implemented new pay plans
- Standardized job descriptions and organizational charts
- Implementation of new performance appraisal instrument
- Enhanced functionality of requisition/recruitment system to ensure adequate screening and enhance reporting
- Ongoing review and revision of Rules and Regulations to support operations
- Conducted successful benefit open enrollment
- Initiated benefit study to evaluate adding additional voluntary products
- Continued Wellness Program initiatives that have resulted in controlling health care costs

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Workforce Development	Attract and retain dedicated employees	Employee turnover percentage*	6.8%	13.25%	11.3%	10.0%
		Applications filed/updated	1,930	2,753	2,364	2,400
		Positions Advertised/Posted	68	90	36	36
		Personnel action forms processed	466	456	281	281
	Increase availability and awareness of employee training and development	Number of training sessions	31	17	20	25
		% of employees, with at least 1 year of service, completed Intro to FPUA	86%	95%	92%	100%
		Number of employees in Educational Assistance program	7	10	7	7
	Increase participation in the Wellness Program	Number of employees participating in the Wellness Program major Health Assessment	118	122	136	140

*Employee Turnover Percentage includes Retirements

DEPT. 15 - HUMAN RESOURCES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 193,950	$ 212,326	$ 202,899	$ 211,936
1020	OVERTIME	167	400	500	500
	PERSONNEL SERVICES TOTAL	194,117	212,726	203,399	212,436
EMPLOYEE BENEFITS					
4050	RETIREMENT	27,612	36,322	35,412	35,710
4060	FICA	13,874	15,447	15,560	16,251
4070	EMPLOYEES' INSURANCE	42,791	38,989	41,943	45,875
4080	EMPLOYEE SUGGESTIONS & AWARDS	8,831	7,661	9,000	9,180
4090	VACATION PAY EXPENSE	502	925	-	-
4100	SICK PAY EXPENSE	2,482	(5,288)	-	-
4110	NET OPEB EXPENSE	785	818	860	864
4600	WORKERS' COMPENSATION	325	213	216	227
	EMPLOYEE BENEFITS TOTAL	97,202	95,087	102,991	108,107
CONTRACTUAL SERVICES					
2110	ADVERTISING	12,984	14,616	12,000	12,000
2139	MAINTENANCE CONTRACTS	600	734	800	800
2140	POSTAGE	240	131	200	200
2151	PRINTING	235	99	100	100
2164	PROFESS. FEES - CONSULTING/ENG.	7,920	16,065	32,500	43,910
2166	PROFESSIONAL FEES - OTHER	57,118	39,150	30,000	40,000
2170	TRAINING	19,668	16,305	20,000	20,000
2171	TRAVEL	-	13	100	100
2172	CAR ALLOWANCE	3,300	3,410	3,300	3,300
2190	COMMUNICATIONS	930	1,080	801	801
2230	EMPLOYEE RELATIONS	1,274	1,727	2,500	2,500
2240	BUSINESS RELATIONS	1,630	70	-	-
2260	MEMBERSHIPS - PROFESSIONAL	910	1,041	1,000	1,000
	CONTRACTUAL SERVICES TOTAL	106,809	94,441	103,301	124,711
COMMODITIES					
3311	OFFICE SUPPLIES	2,718	4,843	3,000	3,000
3313	SUBSCRIPTIONS	2,001	1,843	2,000	2,000
	COMMODITIES TOTAL	4,719	6,686	5,000	5,000
FIXED & SUNDRY					
4610	PROPERTY & LIAB./INS. & UNINSUR.	1,496	1,610	2,001	2,101
	FIXED & SUNDRY TOTAL	1,496	1,610	2,001	2,101
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	2,358	2,352	1,100	1,100
	MISCELLANEOUS TOTAL	2,358	2,352	1,100	1,100
	TOTALS	$ 406,701	$ 412,902	$ 417,792	$ 453,455

RISK MANAGEMENT

DEPARTMENTAL CORE SERVICES

- Coordinate risk management and employee safety programs
- Perform the internal auditing function
- Identify risk and minimize consequences through effective practices, procedures and controls
- Monitor risk exposure of FPUA's employees, buildings, vehicles and other assets

DEPARTMENTAL ACCOMPLISHMENTS

- Facilitated streamlining the contract process
- Substantially reduced Workers' Compensation Premiums due to continually decreasing Workers' Compensation experience modification factor
- Continued cross training of personnel
- Received $6,000 matching safety grant
- Received FMEA safety award – Category B, Third Place

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Competitive Utility Rates	Continue O&M and capital cost controlling measures	Workers' Comp experience modification factor	1.25	.92	.87	.79
		Incident Reports (CY)	39	43	40	< 40
		Accident review days (CY)	14	18	14	< 14
		Claims – Liability Claims – W/C	30 22	39 13	42 12	< 45 < 15
		Liability claim resolution days	56	40	45	< 30
		Certificates of Insurance	318	322	330	300
		Safety inspections – Building Job site Vehicle	 31 72 41	 30 83 40	 30 80 40	 30 80 40
	Safety (CY)	Company Frequency Rate	4.9	4.9	3.0	≤ 5.0
		Company Severity Rate	24	89	48	≤ 50
		Training classes	10	18	8	22
Improve Efficiency & Cost Effectiveness	Improve Purchasing Process	Requisitions	136	241	315	300
		Board Submission Forms	N/A	73	100	90

DEPT. 18 - RISK MANAGEMENT

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 273,755	$ 286,108	$ 240,242	$ 283,506
1020	OVERTIME	21	302	3,000	200
	PERSONNEL SERVICES TOTAL	273,776	286,410	243,242	283,706
EMPLOYEE BENEFITS					
4050	RETIREMENT	21,460	27,459	19,255	26,031
4060	FICA	19,928	20,862	18,608	21,704
4070	EMPLOYEES' INSURANCE	55,246	57,365	58,300	63,766
4080	EMPLOYEE SUGGESTIONS & AWARDS	6,167	6,268	6,300	12,600
4090	VACATION PAY EXPENSE	(2)	(3,273)	-	-
4100	SICK PAY EXPENSE	(5,879)	3,182	-	-
4110	NET OPEB EXPENSE	979	1,022	984	1,080
4600	WORKERS' COMPENSATION	527	432	456	479
	EMPLOYEE BENEFITS TOTAL	98,426	113,317	103,903	125,660
CONTRACTUAL SERVICES					
2132	MAINTENANCE OF VEHICLES	922	868	100	100
2140	POSTAGE	111	69	200	200
2151	PRINTING	161	86	175	50
2164	PROFESS. FEES - CONSULTING/ENG.	32,506	47,743	40,000	25,000
2166	PROFESSIONAL FEES - OTHER	5,955	5,780	7,000	18,700
2170	TRAINING	5,673	9,504	8,600	6,500
2171	TRAVEL	14	6	100	100
2172	CAR ALLOWANCE	6,600	6,600	3,713	4,950
2190	COMMUNICATIONS	686	947	623	803
2230	EMPLOYEE RELATIONS	1,288	3,479	7,560	3,800
2240	BUSINESS RELATIONS	13	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	2,078	1,895	1,500	1,500
	CONTRACTUAL SERVICES TOTAL	56,007	76,977	69,571	61,703
COMMODITIES					
3311	OFFICE SUPPLIES	3,212	2,952	2,500	3,500
3313	SUBSCRIPTIONS	125	201	250	350
3331	GAS, OIL & LUBRICANTS	1,392	1,192	2,200	3,700
	COMMODITIES TOTAL	4,729	4,345	4,950	7,550
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	-	117	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	2,213	2,330	3,234	3,291
	FIXED & SUNDRY TOTAL	2,213	2,330	3,351	3,291
	TOTALS	$ 435,151	$ 483,379	$ 425,017	$ 481,910

FINANCE

DEPARTMENTAL CORE SERVICES

- Plan, organize and direct the financial, accounting, and rate matters throughout FPUA
- Preparation of financial statements, statistical reports, budget documents and coordination of financial forecasts, rate studies, debt issuance and investment decisions
- Maintain FPUA's accounting records in accordance with generally accepted accounting principles
- Provide for the fair and equitable treatment of all persons involved in public purchasing by FPUA, to maximize the purchasing value of FPUA funds, and to provide safeguards for maintaining a procurement system of quality and integrity

DEPARTMENTAL ACCOMPLISHMENTS

- Achieved GFOA's Distinguished Budget Presentation Award for the Annual Budget
- Attained GFOA's Certificate of Achievement for Excellence in Financial Reporting for the Comprehensive Annual Financial Report
- Streamlined and enhanced the informal and formal bidding processes by creating a Contract Program Manager position
- Successful implementation of Management Reporter, a financial reporting application with enhanced functionality

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Improve Purchasing Process	# of active vendors maintained	2,583	2,872	2,500	2,500
		# of accounts payable checks	3,521	3,056	3,000	<3,000
		# of ACH's processed	1,851	2,137	2,300	>2,300
		# of purchase orders	1,234	1,227	1,250	1,250
		# of formal bids processed	N/A*	13	19	>20
		# of POA's completed	48	185	210	200
	Streamline payroll process	% of W-2's received by employees before Jan. 31	100%	100%	100%	100%
		% of employees on direct deposit	94.8%	95.2%	94.4%	95.0%
Competitive Utility Rates	Continue O&M and capital cost controlling measures	# of billable projects	26	5	10	14
		# of fixed asset projects	36	30	32	22
		# of capital projects	340	349	375	322
		# of O&M projects	142	159	137	150

*During FY 12, the formal bidding process was still transitioning from the City of Fort Pierce. The processes that are currently in place did not exist during FY 12.

DEPT. 21 - FINANCE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 486,330	$ 533,707	$ 597,180	$ 624,958
1020	OVERTIME	-	89	200	200
	PERSONNEL SERVICES TOTAL	486,330	533,796	597,380	625,158
EMPLOYEE BENEFITS					
4050	RETIREMENT	63,384	83,963	99,071	105,089
4060	FICA	34,936	38,612	45,700	47,825
4070	EMPLOYEES' INSURANCE	112,422	114,407	138,871	151,890
4090	VACATION PAY EXPENSE	5,897	559	-	-
4100	SICK PAY EXPENSE	6,923	(1,471)	-	-
4110	NET OPEB EXPENSE	2,162	2,249	2,581	2,592
4600	WORKERS' COMPENSATION	1,876	594	648	680
4640	UNEMPLOYMENT CLAIMS	-	-	35,000	35,000
	EMPLOYEE BENEFITS TOTAL	227,600	238,913	321,871	343,076
CONTRACTUAL SERVICES					
2110	ADVERTISING	323	1,513	2,200	2,200
2139	MAINTENANCE CONTRACTS	2,631	2,620	1,400	1,000
2140	POSTAGE	6	12	100	100
2151	PRINTING	-	(70)	-	-
2161	PROFESSIONAL FEES - AUDIT	52,080	42,890	41,580	42,412
2164	PROFESS. FEES - CONSULTING/ENG	35,060	11,567	22,500	25,000
2165	TEMPORARY LABOR	-	-	-	-
2166	PROFESSIONAL FEES - OTHER	47,500	20,000	18,000	21,000
2170	TRAINING	5,350	7,686	13,300	11,200
2171	TRAVEL	92	281	300	300
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	2,080	2,031	1,712	1,712
2230	EMPLOYEE RELATIONS	-	70	-	-
2250	COMMUNITY RELATIONS	90	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	850	1,660	1,500	1,500
	CONTRACTUAL SERVICES TOTAL	151,222	95,420	107,752	111,584
COMMODITIES					
3311	OFFICE SUPPLIES	5,196	5,630	6,500	5,600
3313	SUBSCRIPTIONS	275	285	444	285
	COMMODITIES TOTAL	5,471	5,915	6,944	5,885
FIXED & SUNDRY					
4020	CASH (OVER) SHORT	(104)	(1,045)	-	-
4520	LICENSES & PERMITS	105	-	85	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	5,015	5,458	6,755	7,092
5730	BANK CHARGES	211,953	245,932	262,000	267,240
	FIXED & SUNDRY TOTAL	216,969	250,345	268,840	274,332
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	4,878	400	800	800
	MISCELLANEOUS TOTAL	4,878	400	800	800
	TOTALS	$ 1,092,470	$ 1,124,789	$ 1,303,587	$ 1,360,835

MATERIALS MANAGEMENT

DEPARTMENTAL CORE SERVICES

- Maintain and control a computerized inventory system, consisting of electric, water, wastewater, natural gas, fiber, janitorial, medical and office supplies
- Dispose of obsolete, hazardous and recyclable material
- Recycle all metals that are replaced in the various operations.
- Assist Facilities in the maintenance of FPUA Facilities

DEPARTMENTAL ACCOMPLISHMENTS

- Adjusted inventory to meet current needs
- Cross-trained Warehouse Clerks as Facilities Maintenance Personnel
- Recycled over 120,000 lbs. of metal

Performance Measures:

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency & Cost Effectiveness	Improve Purchasing Process	# of stock items issued	9,084	10,017	9,500	9,500
		# of stock purchase orders	697	631	600	600
		# of stock items returned	340	242	200	175
Safety	Promote a safe work environment	Frequency Rate (CY)	22.4	0.0	0.0	0.0
		Severity Rate (CY)	0	0	0	0

DEPT. 22 - MATERIALS MANAGEMENT

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 229,160	$ 164,386	$ 223,391	$ 231,154
1020	OVERTIME	1,844	3,918	2,000	2,000
	PERSONNEL SERVICES TOTAL	231,004	168,304	225,391	233,154
EMPLOYEE BENEFITS					
4050	RETIREMENT	33,970	23,262	39,241	39,193
4060	FICA	17,217	9,825	17,242	17,836
4070	EMPLOYEES' INSURANCE	58,334	42,755	60,804	66,505
4090	VACATION PAY EXPENSE	(9,001)	5,955	-	-
4100	SICK PAY EXPENSE	(22,232)	761	-	-
4110	NET OPEB EXPENSE	979	1,022	736	864
4600	WORKERS' COMPENSATION	4,732	2,526	3,876	4,170
	EMPLOYEE BENEFITS TOTAL	83,999	86,106	121,899	128,568
CONTRACTUAL SERVICES					
2122	RENTALS	-	-	200	-
2131	MAINTENANCE OF BUILDINGS	1,170	-	-	-
2132	MAINTENANCE OF VEHICLES	6,200	1,661	1,500	1,030
2133	MAINTENANCE OF EQUIPMENT	2,528	4,087	3,150	3,244
2139	MAINTENANCE CONTRACTS	-	150	-	-
2140	POSTAGE	112	37	306	312
2151	PRINTING	450	552	1,005	1,025
2170	TRAINING	2,583	2,257	200	1,095
2171	TRAVEL	601	193	226	231
2172	CAR ALLOWANCE	3,300	-	-	-
2190	COMMUNICATIONS	3,274	2,765	2,638	3,178
2200	UTILITIES	29,151	26,935	26,067	26,067
2230	EMPLOYEE RELATIONS	338	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	200	25	306	312
	CONTRACTUAL SERVICES TOTAL	49,907	38,662	35,598	36,494
COMMODITIES					
3311	OFFICE SUPPLIES	1,835	1,415	1,015	1,035
3316	OPERATING SUPPLIES	5,357	5,055	10,000	16,038
3331	GAS, OIL & LUBRICANTS	2,254	2,949	8,857	1,894
3340	SMALL TOOLS	1,324	1,038	7,551	1,000
	COMMODITIES TOTAL	10,770	10,457	27,423	19,967
FIXED & SUNDRY					
4520	LICENSES & PERMITS	50	50	2,117	2,159
4610	PROPERTY & LIAB./INS. & UNINSUR.	33,655	30,803	40,346	42,364
4666	INVENTORY ADJUSTMENTS	(21,319)	2,352	50,395	-
	FIXED & SUNDRY TOTAL	12,386	33,205	92,858	44,523
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	35,888	32,549	20,300	20,300
	MISCELLANEOUS TOTAL	35,888	32,549	20,300	20,300
	TOTALS	$ 423,954	$ 369,283	$ 523,469	$ 483,006

DIRECTOR OF SHARED SERVICES

DEPARTMENTAL CORE SERVICES

- Provide planning and direction for the following departments:
  - Manatee Observation and Education Center – Department 01
  - Human Resources – Department 15
  - Materials Management – Department 22
  - Information Technology Services – Department 32
  - Facilities – Department 35
  - Customer Service – Department 43
  - FPUAnet® Communications – Department 93

DEPARTMENTAL ACCOMPLISHMENTS

- Focused on elements of FPUA's Strategic Plan, including monitoring and updating to prepare the organization for competitive and reliable service
- Aided in providing level benefit costs for four years in a row
- Spearheaded efforts to redesign and replace billing invoice to provide additional information and enhance customer services communication
- Furthered assistance in funding and contract sources for MOEC
- Spearheaded 2013 Pay Study efforts to include revamping classification and compensation process to provide more interdepartmental input and oversight through executive management which involved the re-slotting of all positions into new pay ranges.
- Continued oversight of AMI-SmartGrid solutions and recommendations
- Continued to facilitate implementation of streamlining processes within departments and across departmental lines

DEPT. 31 - DIRECTOR OF SHARED SERVICES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 98,424	$ 100,938	$ 107,625	$ 107,338
	PERSONNEL SERVICES TOTAL	98,424	100,938	107,625	107,338
EMPLOYEE BENEFITS					
4050	RETIREMENT	14,045	17,381	18,738	18,044
4060	FICA	7,469	7,646	8,233	8,211
4070	EMPLOYEES' INSURANCE	16,466	15,297	18,070	19,764
4090	VACATION PAY EXPENSE	1,800	4,886	-	-
4100	SICK PAY EXPENSE	7,124	893	-	-
4110	NET OPEB EXPENSE	193	205	215	216
4600	WORKERS' COMPENSATION	81	53	51	54
	EMPLOYEE BENEFITS TOTAL	47,178	46,361	45,307	46,289
CONTRACTUAL SERVICES					
2122	RENTALS	-	(23)	-	-
2151	PRINTING	-	21	-	-
2170	TRAINING	3,008	708	5,947	3,000
2171	TRAVEL	(275)	-	-	-
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	940	872	597	597
2240	BUSINESS RELATIONS	-	31	-	-
2260	MEMBERSHIPS - PROFESSIONAL	175	-	170	170
	CONTRACTUAL SERVICES TOTAL	9,008	6,769	11,874	8,927
COMMODITIES					
3311	OFFICE SUPPLIES	123	53	150	150
3316	OPERATING SUPPLIES	-	49	100	100
	COMMODITIES TOTAL	123	102	250	250
FIXED & SUNDRY					
4610	PROPERTY & LIAB./INS. & UNINSUR.	494	571	721	758
	FIXED & SUNDRY TOTAL	494	571	721	758
	TOTALS	$ 155,227	$ 154,741	$ 165,777	$ 163,562

INFORMATION TECHNOLOGY SERVICES

DEPARTMENTAL CORE SERVICES

- Provide network and systems services for computing, telecommunication and radio systems, and infrastructure for FPUA. Records Management coordinates records retention and request
- Information Technology Services, Network: Provide hardware/software support and user training; technological support and consultation for all departments throughout FPUA; maintain client/server environment; develop and maintain infrastructure to supply connectivity and access to information
- Information Technology Services, Systems: Provide maintenance and support of FPUA's Core Business System (CBS); development, maintenance, support, and training of applications; development and maintenance of web services; and operate a centralized help desk for all technology support requests
- Records Management: Respond to and assists with public records requests; and coordinates, trains, and oversees records in compliance with the Florida Records Management Association (FRMA) and Sunshine Laws

DEPARTMENTAL ACCOMPLISHMENTS

- Converted twenty (20) physical servers into virtual servers
- Moved all mobile devices from Sprint to Verizon
- Provided Fiber Optic Connectivity to the Florida Turnpike & Midway Road
- Rolled out Desktop Authority to manage desktops and servers

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Expand and improve automation	Annual customer satisfaction survey	N/A	92%	97%	97%
		System Availability: Telephones Network CBS Applications Internet VPN	 100% 99.5% 100% 98.7% 99.7%	 99.7% 99.9% 100% 99.9% 100%	 100% 99.9% 100% 99.9% 100%	 100% 99.9% 100% 99.9% 100%
		# of workstations supported	352	344	330	335
		# of VoIP phones supported	287	281	285	285
		# of cell phones supported	35	92	93	94
		# of radios supported	0	237	238	238
		# of non-project work orders completed	4,638	3,348	3,750	3,750
		Avg # of days to complete non-project work order	6.5	6.3	7.0	7.0
	Manage FPUA records and public requests	Public records request	26	25	25	25
		Records disposition volume	169 cf	161 cf	165 cf	165 cf

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 814,666	$ 779,570	$ 810,249	$ 908,405
1020	OVERTIME	514	715	1,500	1,500
	PERSONNEL SERVICES TOTAL	815,180	780,285	811,749	909,905
EMPLOYEE BENEFITS					
4050	RETIREMENT	117,678	135,649	141,326	152,955
4060	FICA	61,893	60,117	62,099	69,608
4070	EMPLOYEES' INSURANCE	161,236	132,408	174,940	191,341
4090	VACATION PAY EXPENSE	3,225	118	-	-
4100	SICK PAY EXPENSE	12,256	(8,859)	-	-
4110	NET OPEB EXPENSE	3,129	3,476	3,350	3,456
4600	WORKERS' COMPENSATION	1,300	853	876	920
4640	UNEMPLOYMENT CLAIMS	-	1,925	-	-
	EMPLOYEE BENEFITS TOTAL	360,717	325,687	382,591	418,280
CONTRACTUAL SERVICES					
2110	ADVERTISING	12,200	10,504	-	-
2132	MAINTENANCE OF VEHICLES	1,797	1,573	750	750
2133	MAINTENANCE OF EQUIPMENT	-	-	5,000	5,000
2139	MAINTENANCE CONTRACTS	447,318	453,293	554,900	650,000
2140	POSTAGE	640	613	500	500
2151	PRINTING	21	57	100	100
2165	TEMPORARY LABOR	-	-	23,400	18,200
2166	PROFESSIONAL FEES - OTHER	800	10,600	29,550	2,800
2170	TRAINING	12,096	23,181	27,250	34,430
2171	TRAVEL	580	946	1,200	900
2172	CAR ALLOWANCE	9,918	9,900	9,900	9,900
2190	COMMUNICATIONS	12,210	13,779	10,485	11,385
2230	EMPLOYEE RELATIONS	-	500	-	-
2240	BUSINESS RELATIONS	-	-	55	-
2260	MEMBERSHIPS - PROFESSIONAL	130	350	350	350
	CONTRACTUAL SERVICES TOTAL	497,710	525,296	663,440	734,315
COMMODITIES					
3311	OFFICE SUPPLIES	4,825	3,689	3,500	3,500
3313	SUBSCRIPTIONS	149	156	2,100	2,100
3316	OPERATING SUPPLIES	219,330	239,195	244,953	387,225
3331	GAS, OIL & LUBRICANTS	3,049	2,529	4,080	4,080
3340	SMALL TOOLS	260	247	300	300
	COMMODITIES TOTAL	227,613	245,816	254,933	397,205
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	844	-	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	7,411	10,273	10,433	10,954
	FIXED & SUNDRY TOTAL	7,411	11,117	10,433	10,954
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	198,273	159,761	160,000	160,000
	MISCELLANEOUS TOTAL	198,273	159,761	160,000	160,000
	TOTALS	$ 2,106,904	$ 2,047,962	$ 2,283,146	$ 2,630,659

FEDERAL BUILDING

DEPARTMENTAL CORE SERVICES

- Relates to property located at 300 South 6th Street, owned by FPUA

DEPARTMENTAL ACCOMPLISHMENT

- Sold property in March 2014

DEPT. 33 - FEDERAL BUILDING

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 951	$ -	$ -	$ -
	PERSONNEL SERVICES TOTAL	951	-	-	-
CONTRACTUAL SERVICES					
2131	MAINTENANCE OF BUILDINGS	5,364	9,880	2,169	-
2133	MAINTENANCE OF EQUIPMENT	-	(201)	-	-
2139	MAINTENANCE CONTRACTS	17,287	5,267	2,599	-
2166	PROFESSIONAL FEES - OTHER	3,500	-	36,594	-
2200	UTILITIES	23,478	14,828	7,279	-
	CONTRACTUAL SERVICES TOTAL	49,629	29,774	48,641	-
FIXED & SUNDRY					
4509	OTHER TAXES	1,757	1,757	2,189	-
4520	LICENSES & PERMITS	75	-	-	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	9,120	10,275	6,678	-
	FIXED & SUNDRY TOTAL	10,952	12,032	8,867	-
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	29,586	29,657	14,748	-
	MISCELLANEOUS TOTAL	29,586	29,657	14,748	-
	TOTALS	$ 91,118	$ 71,463	$ 72,256	$ -

FACILITIES

DEPARTMENTAL CORE SERVICES

- Provide for the design and maintenance of FPUA's facilities in a cost effective manner.
- Monitor exposures of all facilities and other physical properties owned by FPUA
- Record, monitor, and manage contracts, service agreements, and warranties associated with all facilities.
- Provide for handling of FPUA mail and correspondence.

DEPARTMENTAL ACCOMPLISHMENTS

- Replaced High Pressure Sodium light fixtures in the Todd Center Warehouse with efficient T-5 light fixtures, increasing illumination while decreasing energy use.
- Installed Energy Conservation Measures throughout the Todd Center, included in these measures were office occupancy sensors, T-5 office lighting and L.E.D. wall packs.
- Replaced obsolete HVAC Systems at multiple sights with efficient units

PERFORMANCE MEASURES

Key Result Area	Dept. Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Maintain facilities plan and usage	Cycle time (Days to complete work requests)	10.2	7.94	6	5
		Average age of active work orders	1-13 days	1-12 days	1-10 days	1-8 days
		# of work requests generated by Facilities	1,758	278	400	400
Improve Customer Education and Outreach	Initiate and encourage Green strategies	# of homes participating in weatherization programs	5 HUCS*	3 HUCS 9 SELF*	16 WEOP* 10 SELF	25 WEOP 15 SELF
		# of work requests generated by customers	1,044	265	300	300
Competitive Utility Rates	Control costs by continuing O&M and capital control measures	Facilities Operating GSF Index	22%	23%	21%	20%
		Facilities Operating GUE Index	29%	29%	27%	25%
		Replace obsolete HVAC systems	4	4	4	4

*HUCS-Home Utility Conservation Survey
WEOP-Weatherization Education and Outreach Program
SELF-Solar Energy Loan Fund

DEPT. 35 - FACILITIES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 233,247	$ 208,660	$ 203,926	$ 217,193
1020	OVERTIME	2,285	1,438	4,000	4,000
	PERSONNEL SERVICES TOTAL	235,532	210,098	207,926	221,193
EMPLOYEE BENEFITS					
4050	RETIREMENT	33,577	40,908	36,200	37,183
4060	FICA	18,216	18,632	15,906	16,921
4070	EMPLOYEES' INSURANCE	37,960	35,308	41,561	45,457
4090	VACATION PAY EXPENSE	2,338	323	-	-
4100	SICK PAY EXPENSE	1,015	7,434	-	-
4110	NET OPEB EXPENSE	979	1,022	1,075	1,080
4600	WORKERS' COMPENSATION	3,740	2,924	3,504	3,779
	EMPLOYEE BENEFITS TOTAL	97,825	106,551	98,246	104,420
CONTRACTUAL SERVICES					
2122	RENTALS	2,584	7,575	3,129	3,191
2131	MAINTENANCE OF BUILDINGS	45,285	21,770	40,000	49,440
2132	MAINTENANCE OF VEHICLES	4,522	5,957	6,180	6,366
2133	MAINTENANCE OF EQUIPMENT	-	-	199	-
2139	MAINTENANCE CONTRACTS	79,973	77,177	81,798	84,252
2140	POSTAGE	10,822	6,542	10,200	5,304
2151	PRINTING	-	-	265	270
2164	PROFESS. FEES - CONSULTING/ENG.	1,450	-	1,000	1,000
2166	PROFESSIONAL FEES - OTHER	365	2,805	3,183	3,247
2170	TRAINING	3,212	1,994	7,000	2,655
2171	TRAVEL	294	202	250	255
2172	CAR ALLOWANCE	3,300	3,300	4,230	5,160
2190	COMMUNICATIONS	3,660	3,945	3,307	4,027
2200	UTILITIES	102,816	94,236	92,958	92,958
2240	BUSINESS RELATIONS	219	-	-	-
2250	COMMUNITY RELATIONS	-	-	55,000	55,000
2260	MEMBERSHIPS - PROFESSIONAL	176	1,082	618	631
	CONTRACTUAL SERVICES TOTAL	258,678	226,585	309,317	313,756
COMMODITIES					
3311	OFFICE SUPPLIES	2,008	2,476	1,591	1,623
3316	OPERATING SUPPLIES	4,813	6,185	6,243	6,368
3331	GAS, OIL & LUBRICANTS	6,564	6,876	6,630	6,763
3340	SMALL TOOLS	996	2,730	1,062	1,083
	COMMODITIES TOTAL	14,381	18,267	15,526	15,837
FIXED & SUNDRY					
4520	LICENSES & PERMITS	160	170	159	162
4610	PROPERTY & LIAB./INS. & UNINSUR.	2,663	2,799	3,524	3,701
	FIXED & SUNDRY TOTAL	2,823	2,969	3,683	3,863
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	17,788	13,495	12,200	12,200
	MISCELLANEOUS TOTAL	17,788	13,495	12,200	12,200
	TOTALS	$ 627,027	$ 577,965	$ 646,898	$ 671,269

COMMUNICATIONS

DEPARTMENTAL CORE SERVICES

- Serves as the focal point for activities related to maintaining and improving community and employee relations
- Develops and implements programs and services
- Primary liaison with media personnel
- Advises the Director of Utilities and Directors on potentially controversial matters and with the assistance of the Director of Utilities and Directors, interprets FPUA's position on such matters
- Actively participates in the community to promote a positive image for FPUA
- Performs specialized/technical work using desktop publishing software to effectively carry out public relations and internal communication duties

DEPARTMENTAL ACCOMPLISHMENTS

- Continued participation in community outreach efforts to promote water and energy conservation
- Continued participation in community outreach through board memberships and sponsorships
- Successfully administered, with the assistance of customer service, weatherization rebates

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve customer education and outreach	Provide awareness of FPUA's services, policies, procedures and activities	% of Board meetings televised	100%	100%	100%	100%
		Press releases	29	20	25	25
		Community outreach	12	15	18	20
	Expand customer education	Ad placement	N/A	N/A	6	10
		Customer newsletters	N/A	N/A	4	4
		Social media posting	N/A	N/A	30	50
	Support the local community	Pounds donated through employee food drives	1,511	1,398	1,400	1,500
		% of employee participation in volunteer incentive program	10%	10%	10%	10%
		% of employees contributing to United Way through payroll deduction	22%	29%	32%	32%
		Gallons of blood donated	10.25	10.50	9.00	9.00

DEPT. 41 - COMMUNICATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 56,046	$ 56,991	$ 67,295	$ 57,365
1020	OVERTIME	806	662	1,500	1,500
	PERSONNEL SERVICES TOTAL	56,852	57,653	68,795	58,865
EMPLOYEE BENEFITS					
4050	RETIREMENT	7,956	9,822	11,977	9,895
4060	FICA	4,493	4,490	5,263	4,503
4070	EMPLOYEES' INSURANCE	7,614	10,063	11,364	12,429
4090	VACATION PAY EXPENSE	3,208	4,401	-	-
4100	SICK PAY EXPENSE	256	(177)	-	-
4110	NET OPEB EXPENSE	193	204	215	216
4600	WORKERS' COMPENSATION	81	53	51	54
	EMPLOYEE BENEFITS TOTAL	23,801	28,856	28,870	27,097
CONTRACTUAL SERVICES					
2110	ADVERTISING	8,591	5,956	7,000	7,000
2140	POSTAGE	-	18	24	-
2151	PRINTING	16,342	8,740	18,000	18,000
2164	PROFESS. FEES - CONSULTING/ENG.	-	375	-	-
2166	PROFESSIONAL FEES - OTHER	463	-	-	-
2170	TRAINING	1,847	294	3,000	3,800
2171	TRAVEL	33	17	100	100
2172	CAR ALLOWANCE	3,300	3,300	3,600	3,300
2190	COMMUNICATIONS	4,266	12,321	12,403	12,403
2230	EMPLOYEE RELATIONS	23,713	10,906	15,500	17,350
2240	BUSINESS RELATIONS	424	-	2,000	2,000
2250	COMMUNITY RELATIONS	12,742	19,739	19,000	19,000
2260	MEMBERSHIPS - PROFESSIONAL	-	36	208	212
2262	MEMBERSHIPS - CIVIC	530	-	700	700
	CONTRACTUAL SERVICES TOTAL	72,251	61,702	81,535	83,865
COMMODITIES					
3311	OFFICE SUPPLIES	631	886	2,000	2,000
3313	SUBSCRIPTIONS	375	64	520	530
3316	OPERATING SUPPLIES	1,582	78	1,040	1,061
	COMMODITIES TOTAL	2,588	1,028	3,560	3,591
FIXED & SUNDRY					
4610	PROPERTY & LIAB./INS. & UNINSUR.	433	466	591	621
	FIXED & SUNDRY TOTAL	433	466	591	621
	TOTALS	$ 155,925	$ 149,705	$ 183,351	$ 174,039

CUSTOMER SERVICE

DEPARTMENTAL CORE SERVICES

- Serve as primary contact of internal and external FPUA customers and contractors
- Manage the monthly billing, service order, call center, front line and cashiering processes including off-site payment centers and monitor work flow between departments and our customers for improvements to customer service
- Establish and maintain continual communications with key account/commercial customers

DEPARTMENTAL ACCOMPLISHMENTS

- 11% increase in online payments on www.fpua.com
- Marketing letters for Water/Wastewater services produced 51 new FPUA customers
- Created a "Welcome" email to new customers
- Made IVR system real-time for customer's automated phone inquiries
- Continued improvement of Commercial Services Application to assist departments in recognizing customer segments
- Assisted Gas Operations Department with set up and offering of Customer Care Service Plan for the maintenance and service of our customer's gas appliances
- Assisted Water Reclamation and ITS Departments with streamlining and automation of Grease Trap and Interceptor Programs
- Streamlined and automated Demolition, Condemnation and Code Violation process with City of Fort Pierce

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Maintain Reliability	Efficiently process monthly utility bills	Billing errors caught after mailing vs all mailings	.137%	.169%	.140%	.130%
		Billing errors caught before mailing vs all errors	66%	57%	60%	68%
		Avg. # of bills generated monthly	32,044	32,514	33,092	35,000
	Provide friendly and economical service to call center, walk-in and off-site customers	# of move in requests	16,360	16,001	16,002	17,000
		# of move out requests	15,419	15,206	15,177	15,000
		# of Lobby walk-ins	72,907	69,810	73,989	68,000
		# of Drive-thru customers	41,207	37,380	33,801	30,000
		# of on-line payments processed	39,116	46,622	51,432	53,000
		# of call center calls	99,399	92,573	101,490	93,000
		# of commercial customer visits	193	245	250	250
Improve customer education and outreach	Manage customer rebate program	Funds allotted by FMPA	$67,638	$67,716	$71,405	$70,000
		# of rebates processed	124	148	140	140

DEPT. 43 - CUSTOMER SERVICE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 932,275	$ 957,404	$ 991,043	$ 1,036,144
1020	OVERTIME	1,974	4,333	2,000	4,000
	PERSONNEL SERVICES TOTAL	934,249	961,737	993,043	1,040,144
EMPLOYEE BENEFITS					
4050	RETIREMENT	120,478	144,386	148,958	151,518
4060	FICA	66,141	68,741	75,968	79,571
4070	EMPLOYEES' INSURANCE	296,614	267,000	335,447	366,895
4090	VACATION PAY EXPENSE	3,453	(46)	-	-
4100	SICK PAY EXPENSE	1,581	(8,504)	-	-
4110	NET OPEB EXPENSE	5,666	5,316	5,683	5,832
4600	WORKERS' COMPENSATION	2,145	1,413	1,440	1,512
4640	UNEMPLOYMENT CLAIMS	-	-	-	-
	EMPLOYEE BENEFITS TOTAL	496,078	478,306	567,496	605,328
CONTRACTUAL SERVICES					
2110	ADVERTISING	-	231	600	500
2122	RENTALS	1,566	1,476	1,500	1,530
2133	MAINTENANCE OF EQUIPMENT	75	449	3,388	3,490
2139	MAINTENANCE CONTRACTS	12,065	22,248	23,000	23,690
2140	POSTAGE	191,853	170,267	202,600	209,000
2151	PRINTING	24,104	27,057	30,681	33,324
2164	PROFESS. FEES - CONSULTING/ENG.	615	-	-	-
2165	TEMPORARY LABOR	5,195	-	-	-
2166	PROFESSIONAL FEES - OTHER	71,567	73,602	77,330	78,870
2170	TRAINING	11,475	9,485	15,000	13,000
2171	TRAVEL	27	39	173	51
2172	CAR ALLOWANCE	6,600	6,600	6,600	6,600
2190	COMMUNICATIONS	3,043	3,337	2,506	2,506
2240	BUSINESS RELATIONS	143	64	-	-
2260	MEMBERSHIPS - PROFESSIONAL	190	401	225	229
2262	MEMBERSHIPS - CIVIC	608	660	781	797
2290	BILLING HOUSING AUTHORITY	6,547	9,133	11,000	11,000
	CONTRACTUAL SERVICES TOTAL	335,673	325,049	375,384	384,587
COMMODITIES					
3311	OFFICE SUPPLIES	14,025	11,101	10,924	11,142
3313	SUBSCRIPTIONS	435	440	590	602
3316	OPERATING SUPPLIES	3,598	7,149	7,700	8,754
	COMMODITIES TOTAL	18,058	18,690	19,214	20,498
FIXED & SUNDRY					
4020	CASH (OVER) SHORT	387	357	104	-
4610	PROPERTY & LIAB./INS. & UNINSUR.	9,175	12,416	12,276	12,890
	FIXED & SUNDRY TOTAL	9,562	12,773	12,380	12,890
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	31,812	30,282	29,800	29,800
	MISCELLANEOUS TOTAL	31,812	30,282	29,800	29,800
	TOTALS	$ 1,825,432	$ 1,826,837	$ 1,997,317	$ 2,093,247

DIRECTOR OF ELECTRIC & GAS SYSTEMS

DEPARTMENTAL CORE SERVICES

- Provide planning and direction for the following departments:
  - Treasure Coast Energy Center – Department 02
  - Power Generation – Department 52
  - Electric Purchases for Resale – Department 53
  - Electric Transmission & Distribution – Department 54
  - Electric & Gas Engineering – Department 56
  - Gas Operations – Department 74
  - Gas Purchases for Resale – Department 75

DEPARTMENTAL ACCOMPLISHMENTS

- Provided oversight and management support for implementation of remote operation and control of Stock Island Generation units from Treasure Coast Energy Center.
- Directed efforts to restructure interdepartmental processes to eliminate duplication of effort and improve the customer experience for smooth processing of application for service and associated customer fees & charges.
- Continue to direct efforts in Electric T&D to fine tune the organizational structure that resulted in staff reduction and overall cost savings.
- Continue to facilitate implementation of streamlining processes within departments and across departmental lines

DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 177,544	$ 126,416	$ 136,881	$ 136,219
	PERSONNEL SERVICES TOTAL	177,544	126,416	136,881	136,219
EMPLOYEE BENEFITS					
4050	RETIREMENT	11,567	9,971	4,384	22,898
4060	FICA	11,253	8,249	10,471	10,421
4070	EMPLOYEES' INSURANCE	19,453	15,473	18,070	19,764
4090	VACATION PAY EXPENSE	(5,594)	3,371	-	-
4110	NET OPEB EXPENSE	193	205	215	216
4600	WORKERS' COMPENSATION	412	202	288	302
	EMPLOYEE BENEFITS TOTAL	37,284	37,471	33,428	53,601
CONTRACTUAL SERVICES					
2110	ADVERTISING	-	-	-	-
2151	PRINTING	41	-	100	100
2164	PROFESS. FEES - CONSULTING/ENG.	12,965	5,224	34,000	51,000
2170	TRAINING	3,804	1,313	2,750	5,000
2171	TRAVEL	101	384	500	900
2172	CAR ALLOWANCE	6,889	5,160	5,160	5,590
2190	COMMUNICATIONS	920	1,515	1,273	1,273
2230	EMPLOYEE RELATIONS	250	-	-	-
2260	MEMBERSHIPS - PROFESSIONAL	-	130	200	200
2262	MEMBERSHIPS - CIVIC	-	-	-	675
	CONTRACTUAL SERVICES TOTAL	24,970	13,726	43,983	64,738
COMMODITIES					
3311	OFFICE SUPPLIES	167	728	600	600
3313	SUBSCRIPTIONS	58	-	-	300
	COMMODITIES TOTAL	225	728	600	900
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	-	-	200
4610	PROPERTY & LIAB./INS. & UNINSUR.	611	749	817	857
	FIXED & SUNDRY TOTAL	611	749	817	1,057
	TOTALS	$ 240,634	$ 179,090	$ 215,709	$ 256,515

DEPT. 52 - POWER GENERATION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
MISCELLANEOUS					
9050	EXTRAORDINARY EXPENSE	$ 1,200,000	$ 761,258	$ 8,700	$ 8,000
	TOTALS	$ 1,200,000	$ 761,258	$ 8,700	$ 8,000

DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PURCHASES FOR RESALE					
3360	PURCHASES FOR RESALE	$ 42,933,254	$ 42,947,570	$ 44,940,485	$ 47,529,288
	TOTALS	$ 42,933,254	$ 42,947,570	$ 44,940,485	$ 47,529,288

ELECTRIC TRANSMISSION & DISTRIBUTION

DEPARTMENTAL CORE SERVICES

- Responsible for the operation, construction, and maintenance of the transmission and distribution electrical system in order to provide safe, cost-effective and reliable service
- Collaborate with Electric Engineering department to identify needed system extensions and upgrades
- Responsible for all aspects of electric revenue metering activities in the field including connects and disconnects, meter reads and ensure the accuracy of our meters
- Responsible for reading of gas and water meters
- Responsible for investigating theft of utility service

DEPARTMENTAL ACCOMPLISHMENTS

- Received Diamond Level APPA Reliable Public Power (RP3) Award
- Received third place award for safety by FMEA among similar size utilities

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Maintain Reliability	Limit the number and length of service interruptions	System Average Interruption Duration Index (SAIDI)	70.4	28.7	36.0	45.0
		Customer Average Interruption Duration Index (CAIDI)	78.1	62.5	63.2	56.3
		System Average Interruption Frequency Index (SAIFI)	0.90	0.46	0.57	0.80
		Momentary Average Interruption Frequency Index (MAIFI)	6.35	6.98	7.90	7.85
		L-BAR	70.1	68.9	68.0	67.0
Cost Effectiveness	Reduce O&M costs	Electric O&M cost per service billed	$31.57	$27.41	$28.76	≤ $35.00
		System Losses	3.59%	4.14%	4.72%	≤ 5.0%
Safety	Promote a safe work environment	Frequency Rate (CY)	5.1	8.5	2.4	≤ 5.0
		Severity Rate (CY)	18	51	0	≤ 50

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 2,467,522	$ 2,612,052	$ 2,437,568	$ 2,534,625
1020	OVERTIME	154,899	145,412	160,000	164,800
	PERSONNEL SERVICES TOTAL	2,622,421	2,757,464	2,597,568	2,699,425
EMPLOYEE BENEFITS					
4050	RETIREMENT	351,139	448,871	388,228	389,954
4060	FICA	201,650	212,870	198,714	206,506
4070	EMPLOYEES' INSURANCE	551,633	502,390	565,258	618,251
4090	VACATION PAY EXPENSE	4,110	(200)	-	-
4100	SICK PAY EXPENSE	24,824	23,648	-	-
4110	NET OPEB EXPENSE	10,366	10,632	10,174	9,708
4600	WORKERS' COMPENSATION	56,205	35,166	61,724	50,917
	EMPLOYEE BENEFITS TOTAL	1,199,927	1,233,377	1,224,098	1,275,336
CONTRACTUAL SERVICES					
2122	RENTALS	20,396	20,465	16,600	2,000
2132	MAINTENANCE OF VEHICLES	50,964	51,518	14,000	14,000
2133	MAINTENANCE OF EQUIPMENT	10,996	7,833	11,000	11,000
2139	MAINTENANCE CONTRACTS	311,150	368,781	430,500	523,200
2140	POSTAGE	240	184	250	250
2151	PRINTING	405	1,571	2,000	1,200
2164	PROFESS. FEES - CONSULTING/ENG.	510	-	-	-
2166	PROFESSIONAL FEES - OTHER	9,062	9,746	8,000	11,000
2170	TRAINING	40,767	43,213	58,200	59,360
2171	TRAVEL	960	1,246	1,500	1,500
2172	CAR ALLOWANCE	14,638	11,900	9,320	8,460
2190	COMMUNICATIONS	19,963	22,519	19,496	26,516
2200	UTILITIES	96,368	91,023	91,575	91,575
2230	EMPLOYEE RELATIONS	2,486	918	2,358	1,675
2240	BUSINESS RELATIONS	76	568	-	-
2260	MEMBERSHIPS - PROFESSIONAL	-	351	239	239
2262	MEMBERSHIPS - CIVIC	570	405	-	-
	CONTRACTUAL SERVICES TOTAL	579,551	632,241	665,038	751,975
COMMODITIES					
3311	OFFICE SUPPLIES	4,052	3,267	3,184	3,248
3313	SUBSCRIPTIONS	219	218	300	300
3316	OPERATING SUPPLIES	235,951	282,663	309,400	320,280
3331	GAS, OIL & LUBRICANTS	129,067	132,376	140,000	140,000
3340	SMALL TOOLS	15,118	15,179	16,000	16,320
	COMMODITIES TOTAL	384,407	433,703	468,884	480,148
FIXED & SUNDRY					
4020	CASH (OVER) SHORT	22	-	-	-
4520	LICENSES & PERMITS	54	1,054	1,060	1,081
4610	PROPERTY & LIAB./INS. & UNINSUR.	124,174	135,085	170,657	182,310
9005	DUPLICATE CHARGES	(49,728)	(51,308)	(48,600)	(50,800)
	FIXED & SUNDRY TOTAL	74,522	84,831	123,117	132,591
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	6,115,996	4,382,620	4,583,500	4,583,500
	MISCELLANEOUS TOTAL	6,115,996	4,382,620	4,583,500	4,583,500
	TOTALS	$ 10,976,824	$ 9,524,236	$ 9,662,205	$ 9,922,975

ELECTRIC & GAS ENGINEERING

DEPARTMENTAL CORE SERVICES

- Responsible for planning, engineering, permitting, and construction management associated with expansions, repairs and upgrades of the Electric and Gas systems
- Prepare strategic plan to forecast future growth and/or changes to systems as technology, laws and regulations are modified
- Work with customers and developers to encourage viable growth, both commercial and residential within FPUA service area
- Complete all phases of the Geographical Information Systems (GIS), in order to achieve full functionality.

DEPARTMENTAL ACCOMPLISHMENTS

- Completed construction of A1A underground system, concluding a 10-year project
- Issued major revision to Distribution Construction Standards
- Implemented Real Time Kinematic (RTK) GPS for utilization in basis of design and as-built information
- Completed phase 1 of Outage Management Software (Responder)

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Expand Customer Base	Promote economic development	# of designs completed	157	142	150	150
		# of site plans/permits reviewed	32	154	150	150
		# of construction projects managed	131	109	120	120
Improve Efficiency and Cost Effectiveness	Improve Automation	# of jobs added to GIS	150	295	300	200
		% of historic records verified	85%	87%	88%	90%

DEPT. 56 - ELECTRIC & GAS ENGINEERING

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 482,083	$ 517,540	$ 525,984	$ 544,570
1020	OVERTIME	9,107	8,881	10,000	12,000
	PERSONNEL SERVICES TOTAL	491,190	526,421	535,984	556,570
EMPLOYEE BENEFITS					
4050	RETIREMENT	69,442	83,021	87,208	93,559
4060	FICA	36,188	40,076	41,003	42,578
4070	EMPLOYEES' INSURANCE	109,842	105,431	131,962	144,333
4090	VACATION PAY EXPENSE	3,609	5,012	-	-
4100	SICK PAY EXPENSE	(3,976)	(30,379)	-	-
4110	NET OPEB EXPENSE	1,764	1,636	1,936	1,944
4600	WORKERS' COMPENSATION	3,390	2,645	3,120	3,376
4640	UNEMPLOYMENT CLAIMS	5,500	-	-	-
	EMPLOYEE BENEFITS TOTAL	225,759	207,442	265,229	285,790
CONTRACTUAL SERVICES					
2132	MAINTENANCE OF VEHICLES	3,488	1,790	1,200	1,200
2133	MAINTENANCE OF EQUIPMENT	-	63	-	-
2139	MAINTENANCE CONTRACTS	-	272	500	500
2140	POSTAGE	17	-	100	75
2151	PRINTING	553	952	300	300
2164	PROFESS. FEES - CONSULTING/ENG.	16,575	36,418	43,260	40,000
2166	PROFESSIONAL FEES - OTHER	-	324	-	-
2165	TEMPORARY LABOR	7,082	-	-	-
2170	TRAINING	14,175	19,459	39,600	26,700
2171	TRAVEL	423	-	500	250
2172	CAR ALLOWANCE	15,735	13,577	13,620	13,620
2190	COMMUNICATIONS	4,028	5,502	6,679	7,219
2230	EMPLOYEE RELATIONS	-	165	200	200
2240	BUSINESS RELATIONS	-	127	-	-
2260	MEMBERSHIPS - PROFESSIONAL	1,006	130	1,061	1,200
	CONTRACTUAL SERVICES TOTAL	63,082	78,779	107,020	91,264
COMMODITIES					
3311	OFFICE SUPPLIES	5,508	2,956	2,500	3,000
3313	SUBSCRIPTIONS	450	139	500	500
3316	OPERATING SUPPLIES	1,308	1,346	2,500	3,000
3331	GAS, OIL & LUBRICANTS	3,564	3,644	3,000	2,500
	COMMODITIES TOTAL	10,830	8,085	8,500	9,000
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	-	500	500
4610	PROPERTY & LIAB./INS. & UNINSUR.	3,538	5,449	6,336	6,653
	FIXED & SUNDRY TOTAL	3,538	5,449	6,836	7,153
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	28,732	3,290	3,000	3,000
	MISCELLANEOUS TOTAL	28,732	3,290	3,000	3,000
	TOTALS	$ 823,131	$ 829,466	$ 926,569	$ 952,777

DIRECTOR OF WATER/WASTEWATER SYSTEMS

DEPARTMENTAL CORE SERVICES

- Provides planning and direction for the following departments:
  - Water Resources – Department 62
  - Water Distribution – Department 64
  - Water/Wastewater Engineering – Department 66
  - Water Reclamation – Department 82
  - Wastewater Collection – Department 84

DEPARTMENTAL ACCOMPLISHMENTS

- Assured focus on elements of FPUA's Strategic Plan, including monitoring and updating to prepare the organization for competitive and reliable service
- Ensured provision of safe drinking water supply
- Ensured compliance with state and federal water and wastewater environmental regulations
- Evaluated facilities and implemented programs to provide for replacement of deteriorating facilities and construction of new facilities required to provide for system expansion

DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 123,177	$ 122,024	$ 122,068	$ 126,974
	PERSONNEL SERVICES TOTAL	123,177	122,024	122,068	126,974
EMPLOYEE BENEFITS					
4050	RETIREMENT	6,402	-	-	-
4060	FICA	8,729	8,623	9,338	9,714
4070	EMPLOYEES' INSURANCE	12,777	11,835	14,157	15,484
4090	VACATION PAY EXPENSE	(303)	(676)	-	-
4100	SICK PAY EXPENSE	(1,908)	999	-	-
4110	NET OPEB EXPENSE	193	204	215	216
4600	WORKERS' COMPENSATION	81	53	54	57
	EMPLOYEE BENEFITS TOTAL	25,971	21,038	23,764	25,471
CONTRACTUAL SERVICES					
2151	PRINTING	-	41	-	-
2170	TRAINING	831	50	1,650	1,650
2171	TRAVEL	26	54	500	500
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	854	917	563	563
2260	MEMBERSHIPS - PROFESSIONAL	3,325	3,485	4,370	4,458
	CONTRACTUAL SERVICES TOTAL	10,196	9,707	12,243	12,331
COMMODITIES					
3311	OFFICE SUPPLIES	553	1,327	750	750
3313	SUBSCRIPTIONS	162	111	250	250
	COMMODITIES TOTAL	715	1,438	1,000	1,000
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	-	-	130
4610	PROPERTY & LIAB./INS. & UNINSUR.	546	585	772	811
	FIXED & SUNDRY TOTAL	546	585	772	941
	TOTALS	$ 160,605	$ 154,792	$ 159,847	$ 166,717

WATER RESOURCES

DEPARTMENTAL CORE SERVICES

- Ensure that the quality of finished water production from the combined flow of the Water Treatment Plant (WTP) meets all Federal and State drinking water requirements while maintaining cost effective operations
- Operations and maintenance of FPUA well fields, the WTF and remote Repump/Storage facilities
- Oversight of the USEPA's mandated Bacteriological Monitoring Program for FPUA's water distribution system

DEPARTMENTAL ACCOMPLISHMENTS

- Substantially completed rehabilitation of the South Hutchinson Island remote pumping station, which resulted in improved control and reliability in regards to the operation of the water distribution system
- Drilled new West #2 raw water well, resulting in overall increased raw water capacity
- Completed RO WTP clearwell modifications and began work on other plant components as part of the Sodium Hypochlorite Conversion, 4-Log Virus Treatment, and Lime Plant Filter Rehabilitation Project which, when completed, will improve drinking water quality, equipment reliability, and plant safety

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Maintain Reliability	Achieve Federal and State drinking water requirements 100% annually	Days meeting quality standards	365	365	365	365
		Monthly samples collected for testing	60	60	60	60
		# of Surficial wells maintained	36	36	36	36
		# of Floridan wells maintained	11	11	11	11
Safety	Promote a safe work environment	Frequency Rate (CY)	18.9	0.0	0.0	0.0
		Severity Rate (CY)	43	0	0	0

- 120 extra bacteriological samples collected in February 2013 Boil Water Notice(BWN)

DEPT. 62 - WATER RESOURCES

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 1,042,374	$ 1,057,087	$ 1,043,384	$ 1,096,418
1020	OVERTIME	96,148	105,894	103,000	103,000
	PERSONNEL SERVICES TOTAL	1,138,522	1,162,981	1,146,384	1,199,418
EMPLOYEE BENEFITS					
4050	RETIREMENT	143,596	167,093	183,912	186,649
4060	FICA	83,297	85,745	87,698	91,755
4070	EMPLOYEES' INSURANCE	223,884	213,841	234,522	256,508
4090	VACATION PAY EXPENSE	(3,053)	3,782	-	-
4100	SICK PAY EXPENSE	(1,354)	21,887	-	-
4110	NET OPEB EXPENSE	4,494	4,702	4,856	4,752
4600	WORKERS' COMPENSATION	33,854	24,119	22,796	25,026
4640	UNEMPLOYMENT CLAIMS	2,750	3,575	-	-
	EMPLOYEE BENEFITS TOTAL	487,468	524,744	533,784	564,690
CONTRACTUAL SERVICES					
2122	RENTALS	2,052	1,828	3,184	3,248
2131	MAINTENANCE OF BUILDINGS	8,078	27	5,305	7,500
2132	MAINTENANCE OF VEHICLES	9,858	13,191	8,196	10,000
2133	MAINTENANCE OF EQUIPMENT	63,808	48,981	53,268	54,866
2139	MAINTENANCE CONTRACTS	113,488	154,249	225,000	231,750
2140	POSTAGE	161	196	530	400
2151	PRINTING	-	4,335	2,831	2,706
2164	PROFESS. FEES - CONSULTING/ENG.	132,261	15,095	25,000	61,200
2165	TEMPORARY LABOR	-	-	530	4,000
2166	PROFESSIONAL FEES - OTHER	17,796	17,191	21,224	21,648
2170	TRAINING	1,867	6,466	7,900	8,058
2171	TRAVEL	-	18	-	-
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	15,040	16,025	15,623	17,603
2200	UTILITIES	1,090,604	1,003,756	905,764	905,764
2230	EMPLOYEE RELATIONS	257	434	400	408
2240	BUSINESS RELATIONS	72	23	-	-
2260	MEMBERSHIPS - PROFESSIONAL	489	354	720	750
2262	MEMBERSHIPS - CIVIC	-	600	600	612
	CONTRACTUAL SERVICES TOTAL	1,460,991	1,287,929	1,281,235	1,335,673
COMMODITIES					
3311	OFFICE SUPPLIES	4,642	4,567	4,776	4,872
3313	SUBSCRIPTIONS	795	375	300	306
3316	OPERATING SUPPLIES	243,177	257,543	260,000	260,000
3320	CHEMICALS	632,742	623,864	871,080	888,502
3331	GAS, OIL & LUBRICANTS	21,545	28,730	30,244	30,849
3340	SMALL TOOLS	4,802	2,778	3,653	4,500
3360	PURCHASES FOR RESALE	-	9,277	17,183	3,247
	COMMODITIES TOTAL	907,703	927,134	1,187,236	1,192,276
FIXED & SUNDRY					
4520	LICENSES & PERMITS	4,350	15,774	9,021	9,201
4610	PROPERTY & LIAB./INS. & UNINSUR.	103,652	118,461	124,741	163,024
	FIXED & SUNDRY TOTAL	108,002	134,235	133,762	172,225
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	1,454,693	1,458,030	1,295,900	1,295,900
	MISCELLANEOUS TOTAL	1,454,693	1,458,030	1,295,900	1,295,900
	TOTALS	$ 5,557,379	$ 5,495,053	$ 5,578,301	$ 5,760,182

WATER DISTRIBUTION

DEPARTMENTAL CORE SERVICES

- Provide reliable, high-quality water for drinking, irrigation, and fire protection
- Accurately locate all of FPUA's underground utilities and the City of Fort Pierce Traffic Control Loop System
- Install, maintain, test, repair or replace water meters for residential and commercial applications, as well as cross-connection devices
- Upgrade water meters and backflow preventers

DEPARTMENTAL ACCOMPLISHMENTS

- Trained 7 Mech III's/Foreman for their DEP Level 2 or 1 certification
- Replaced 4 large meters to ensure accurate reporting on water consumption
- Installed new automatic flush guards to improve water quality
- Replaced 10.2% of meters on the Ten Years or older Program (10,448 total)

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Maintain Reliability	Provide economical, reliable and friendly service	% of backflows prevention devices tested	100%	97%	100%	100%
		% of distribution control valves inspected	3.8%	2.2%	2.0%	5.0%
		Avg. number of monthly service calls	480	589	700	650
Safety	Promote a safe work environment	Frequency Rate (CY)	0.0	16.4	8.3	0.0
		Severity Rate (CY)	0	90	351	0
Expand Customer Base	Promote economic development	Avg. number of services billed	19,276	19,248	19,990	20,200

DEPT. 64 - WATER DISTRIBUTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 1,033,141	$ 1,090,727	$ 1,146,157	$ 1,213,874
1020	OVERTIME	50,758	54,767	60,000	65,000
	PERSONNEL SERVICES TOTAL	1,083,899	1,145,494	1,206,157	1,278,874
EMPLOYEE BENEFITS					
4050	RETIREMENT	154,760	184,448	197,221	207,033
4060	FICA	78,726	81,607	92,271	97,834
4070	EMPLOYEES' INSURANCE	272,162	254,701	306,491	335,225
4090	VACATION PAY EXPENSE	2,257	1,494	-	-
4100	SICK PAY EXPENSE	(323)	14,713	-	-
4110	NET OPEB EXPENSE	5,279	5,316	5,931	6,036
4600	WORKERS' COMPENSATION	36,680	28,912	54,703	38,200
4640	UNEMPLOYMENT CLAIMS	7,150	-	-	-
	EMPLOYEE BENEFITS TOTAL	556,691	571,191	656,617	684,328
CONTRACTUAL SERVICES					
2110	ADVERTISING	-	-	114	116
2122	RENTALS	-	806	1,040	1,061
2132	MAINTENANCE OF VEHICLES	29,295	20,483	30,000	30,900
2133	MAINTENANCE OF EQUIPMENT	9,246	13,396	13,155	13,550
2139	MAINTENANCE CONTRACTS	106,745	55,851	52,000	53,800
2140	POSTAGE	11	28	44	45
2151	PRINTING	671	553	1,500	1,530
2165	TEMPORARY LABOR	-	-	8,000	4,000
2166	PROFESSIONAL FEES - OTHER	4,783	5,872	7,283	7,429
2170	TRAINING	1,101	10,696	11,725	11,959
2171	TRAVEL	79	-	225	229
2190	COMMUNICATIONS	12,665	14,790	12,614	17,654
2200	UTILITIES	26,947	26,218	23,843	23,843
2230	EMPLOYEE RELATIONS	464	336	352	420
2260	MEMBERSHIPS - PROFESSIONAL	702	474	468	477
	CONTRACTUAL SERVICES TOTAL	192,709	149,503	162,363	167,013
COMMODITIES					
3311	OFFICE SUPPLIES	3,818	5,864	5,202	5,306
3313	SUBSCRIPTIONS	67	158	104	106
3316	OPERATING SUPPLIES	154,109	162,663	141,117	139,248
3331	GAS, OIL & LUBRICANTS	94,458	92,498	90,099	91,901
3340	SMALL TOOLS	15,461	19,859	23,641	24,114
	COMMODITIES TOTAL	267,913	281,042	260,163	260,675
FIXED & SUNDRY					
4520	LICENSES & PERMITS	5,054	6,018	6,300	6,426
4610	PROPERTY & LIAB./INS. & UNINSUR.	63,310	34,787	21,565	42,643
	FIXED & SUNDRY TOTAL	68,364	40,805	27,865	49,069
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	2,123,544	2,455,348	2,415,952	2,430,700
	MISCELLANEOUS TOTAL	2,123,544	2,455,348	2,415,952	2,430,700
	TOTALS	$ 4,293,120	$ 4,643,383	$ 4,729,117	$ 4,870,659

WATER/WASTEWATER ENGINEERING

DEPARTMENTAL CORE SERVICES

- Responsible for planning, engineering, permitting, and construction management associated with expansions, repairs and upgrades of the Water Reclamation Facility, Water Treatment Plant, Water Distribution System, and Wastewater Collection System
- Prepare strategic plan to forecast future growth and/or changes to systems as technology, laws and regulations are modified
- Work with customers and developers to encourage viable growth, both commercial and residential within FPUA service area
- Coordinate work with other government and utility agencies to ensure cost effective designs and construction
- Ensure water supply and treatment capacities and wastewater collection and treatment capacities are adequate to support future growth
- Provide engineering support to other water and wastewater departments
- Continue to improve accuracy of information in GIS and internal website

DEPARTMENTAL ACCOMPLISHMENTS

- Managed the design and provided construction management of the rehabilitation of the WTP Sand Filter Rehabilitation, Sodium Hypochlorite conversion and 4-Log improvements
- Managed the design and provided construction management of Lift Station A and Island Water Reclamation Facility variable frequency drive and programmable logic controller replacements
- Managed the design and provided construction management of High Service Pump 1 pump, motor and engine replacement and WTP Switchgear upgrades
- Provided construction management of the Replacement of Pista Grit Unit #1
- Successfully applied for Hazard Mitigation Grant Funding for the Repump #1 Rehabilitation and managed the design of the improvements
- Completed the design of the Noa Street and Parkland MSBU projects and coordinated projects with St. Lucie County and design of Miramar 12" Water main and coordination with POA

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Expand Customer Base	Promote economic development	# of designs completed	19	10	12	14
		# of site plans/permits reviewed	75	108	177	180
Improve Efficiency and Cost Effectiveness	Improve Automation	# of projects managed	86	43	40	45
		# of entities added to GIS	217	766	1,266	1,500
		% of historic records verified	87%	95%	98%	100%

DEPT. 66 - WATER/WASTEWATER ENGINEERING

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 619,982	$ 604,484	$ 607,933	$ 639,955
1020	OVERTIME	404	104	1,000	1,000
	PERSONNEL SERVICES TOTAL	620,386	604,588	608,933	640,955
EMPLOYEE BENEFITS					
4050	RETIREMENT	72,867	86,129	92,471	104,683
4060	FICA	47,370	46,470	46,583	49,033
4070	EMPLOYEES' INSURANCE	109,902	100,095	125,840	137,638
4090	VACATION PAY EXPENSE	7,169	(5,028)	-	-
4100	SICK PAY EXPENSE	4,653	3,138	-	-
4110	NET OPEB EXPENSE	2,162	2,249	2,366	2,376
4600	WORKERS' COMPENSATION	6,449	4,786	4,740	4,977
	EMPLOYEE BENEFITS TOTAL	250,572	237,839	272,000	298,707
CONTRACTUAL SERVICES					
2132	MAINTENANCE OF VEHICLES	647	1,726	2,837	2,922
2133	MAINTENANCE OF EQUIPMENT	524	47	3,000	3,300
2139	MAINTENANCE CONTRACTS	266	200	800	824
2140	POSTAGE	53	11	200	260
2151	PRINTING	-	(6)	-	-
2164	PROFESS. FEES - CONSULTING/ENG.	-	-	450	1,020
2166	PROFESSIONAL FEES - OTHER	10	315	520	530
2170	TRAINING	2,620	3,667	7,000	12,000
2171	TRAVEL	59	262	100	102
2172	CAR ALLOWANCE	15,480	15,480	15,480	15,480
2190	COMMUNICATIONS	5,110	4,979	4,859	4,859
2200	UTILITIES	27,045	25,561	25,877	25,877
2230	EMPLOYEE RELATIONS	165	237	740	665
2260	MEMBERSHIPS - PROFESSIONAL	1,351	2,078	1,738	1,300
2262	MEMBERSHIPS - CIVIC	-	-	-	600
	CONTRACTUAL SERVICES TOTAL	53,330	54,557	63,601	69,739
COMMODITIES					
3311	OFFICE SUPPLIES	3,231	3,892	4,464	4,553
3316	OPERATING SUPPLIES	1,765	1,093	3,121	3,183
3331	GAS, OIL & LUBRICANTS	10,288	9,064	11,200	11,424
3340	SMALL TOOLS	-	-	265	270
	COMMODITIES TOTAL	15,284	14,049	19,050	19,430
FIXED & SUNDRY					
4520	LICENSES & PERMITS	-	50	1,040	1,061
4610	PROPERTY & LIAB./INS. & UNINSUR.	6,841	6,765	8,447	8,870
	FIXED & SUNDRY TOTAL	6,841	6,815	9,487	9,931
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	2,512	1,236	1,200	1,200
	MISCELLANEOUS TOTAL	2,512	1,236	1,200	1,200
	TOTALS	$ 948,925	$ 919,084	$ 974,271	$ 1,039,962

GAS OPERATIONS

DEPARTMENTAL CORE SERVICES

- Provide quality and efficient service, in a safe manner; requiring a highly trained and educated workforce in the natural gas industry
- Preserve the integrity of the gas system through implementation of the Distribution Integrity Management Plan, which was developed in FY 2011 under the requirements of 49 CFR 192, subpart P.

DEPARTMENTAL ACCOMPLISHMENTS

- Provided free estimates for installation of customer-owned natural gas piping and appliances
- Increased system throughput 5% by the addition of several new commercial customers.
- Continued staff qualification for Operator Qualification Certification program, including administrator training
- Provided additional training for Gas Operations personnel on Regulators, Gas Measurement and Odorant testing.

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Maintain Reliability	Provide economical, reliable and friendly service	Annual # of service calls	2,324	2,172	1,800	1,700
		Days to install service lines	4	4	4	3.5
		# of meter installs/renewals	277	228	150	170
Expand Customer Base	Promote economic development	Miles of service line maintained	83	83	83	83
		Miles of main line maintained	165	167	170	170
		Avg. # of services billed (monthly)	4,189	4,179	4,200	4,300
Safety	Promote a safe work environment	Frequency rate (CY)	7.7	7.2	0.0	0.0
		Severity rate (CY)	0	0	0	0
Competitive Utility Rates	Continue O&M and capital cost controlling measures	Replace/remove ex-tube installations	8	17	10	10
		Reduce lines hit by 3rd party contractors	8	7	6	5
		Reduce the number of leak calls	158	109	120	100

DEPT. 74 - GAS OPERATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 752,755	$ 797,830	$ 846,011	$ 858,556
1020	OVERTIME	9,482	7,608	18,000	18,000
	PERSONNEL SERVICES TOTAL	762,237	805,438	864,011	876,556
EMPLOYEE BENEFITS					
4050	RETIREMENT	77,636	108,046	132,498	130,887
4060	FICA	50,527	54,220	66,097	67,057
4070	EMPLOYEES' INSURANCE	159,637	167,426	206,348	225,693
4090	VACATION PAY EXPENSE	5,391	6,820	-	-
4100	SICK PAY EXPENSE	16,970	6,584	-	-
4110	NET OPEB EXPENSE	2,936	3,271	3,350	3,240
4600	WORKERS' COMPENSATION	14,243	13,022	10,876	15,515
4640	UNEMPLOYMENT CLAIMS	-	1,677	-	-
	EMPLOYEE BENEFITS TOTAL	327,340	361,066	419,169	442,392
CONTRACTUAL SERVICES					
2110	ADVERTISING	633	1,018	5,000	5,100
2122	RENTALS	-	68	1,061	1,082
2132	MAINTENANCE OF VEHICLES	16,680	15,017	15,914	8,603
2133	MAINTENANCE OF EQUIPMENT	6,579	14,911	6,557	6,754
2139	MAINTENANCE CONTRACTS	1,215	810	4,000	24,120
2140	POSTAGE	84	7,838	1,500	2,500
2151	PRINTING	910	6,832	5,306	5,412
2164	PROFESS. FEES - CONSULTING/ENG.	-	3,000	7,500	5,000
2166	PROFESSIONAL FEES - OTHER	1,463	1,150	1,592	1,624
2170	TRAINING	4,639	6,272	9,250	9,435
2171	TRAVEL	524	1,340	1,061	1,500
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	8,199	10,066	8,741	11,081
2200	UTILITIES	13,853	13,112	13,785	13,785
2230	EMPLOYEE RELATIONS	238	516	440	204
2240	BUSINESS RELATIONS	-	36	250	250
2260	MEMBERSHIPS - PROFESSIONAL	2,498	3,017	8,490	10,000
	CONTRACTUAL SERVICES TOTAL	62,675	90,163	95,607	111,610
COMMODITIES					
3311	OFFICE SUPPLIES	2,181	3,366	2,653	2,706
3313	SUBSCRIPTIONS	-	-	318	-
3316	OPERATING SUPPLIES	72,199	82,829	118,433	120,802
3331	GAS, OIL & LUBRICANTS	32,796	33,629	30,600	39,000
3340	SMALL TOOLS	7,917	3,667	18,866	20,593
	COMMODITIES TOTAL	115,093	123,491	170,870	183,101
FIXED & SUNDRY					
4520	LICENSES & PERMITS	4,587	5,462	9,518	9,708
4610	PROPERTY & LIAB./INS. & UNINSUR.	30,609	9,759	49,221	25,924
	FIXED & SUNDRY TOTAL	35,196	15,221	58,739	35,632
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	463,460	268,490	1,100,500	1,100,500
	MISCELLANEOUS TOTAL	463,460	268,490	1,100,500	1,100,500
	TOTALS	$ 1,766,001	$ 1,663,869	$ 2,708,896	$ 2,749,791

NATURAL GAS PURCHASES FOR RESALE

DEPARTMENTAL FUNCTIONS

- Make forward purchases (hedges) at favorable prices and maintain a Gas Rate Stabilization Fund to minimize price fluctuations in the Purchased Gas Adjustment.

Fort Pierce Utilities Authority

North Gate Station

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PURCHASES FOR RESALE					
3360	PURCHASES FOR RESALE	$ 1,397,587	$ 1,815,812	$ 2,274,000	$ 2,360,365
	TOTALS	$ 1,397,587	$ 1,815,812	$ 2,274,000	$ 2,360,365

WATER RECLAMATION

DEPARTMENTAL CORE SERVICES

- Operate and maintain the Island Water Reclamation Facility and Domestic Deep Injection Well
- Operate and maintain the Mainland Water Reclamation Facility Site and Industrial Deep Injection Wells
- Operate the Industrial Pretreatment Program
- Operate the Grease Trap Program
- Implementation and design of the Private Lift Station Program
- Operation of the Domestic and Industrial Waste Underground Injection Control Permitting Program
- Operation of the Domestic waste NPDES permit
- Ensure proper treatment and disposal of the City of Fort Pierce wastewater
- Accomplish functions while meeting stringent State and Federal regulations

DEPARTMENTAL ACCOMPLISHMENTS

- Reduction of WRD staffing requirements from 24 hours per day to 12 hours per day
- Continued educational programs to inform commercial customers of new regulations
- Ensured that 100% of operations personnel met the requirements for recertification
- Ensure succession for critical department areas

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Maintain compliance with State and Federal regulations	Days meeting quality standards	365	365	365	365
		Samples collected	1,250	1,882	2,000	2,200
	Workforce development	% of FTE with state certification	90%	90%	95%	100%
Environmental Stewardship	Educate commercial collection system users	Permitted Industrial users	11	9	10	10
	Inspect 100% grease traps	% of grease traps inspected bi-annually	100%	100%	100%	100%
Expand Customer Base	Market private use of Mainland Industrial Injection Well	# of injection well users	2	2	2	2
Safety	Promote a safe work environment	Frequency rate (CY)	8.0	16.1	0.0	0.0
		Severity rate (CY)	343	1395	0	0

DEPT. 82 - WATER RECLAMATION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 553,024	$ 564,604	$ 633,314	$ 689,107
1020	OVERTIME	23,449	18,205	15,000	15,000
	PERSONNEL SERVICES TOTAL	576,473	582,809	648,314	704,107
EMPLOYEE BENEFITS					
4050	RETIREMENT	66,809	82,220	93,221	111,894
4060	FICA	42,923	44,260	49,596	53,864
4070	EMPLOYEES' INSURANCE	131,699	117,823	160,366	175,400
4090	VACATION PAY EXPENSE	5,848	6,639	-	-
4100	SICK PAY EXPENSE	5,257	11,894	-	-
4110	NET OPEB EXPENSE	2,537	2,863	3,226	3,456
4600	WORKERS' COMPENSATION	13,224	10,152	32,700	21,752
	EMPLOYEE BENEFITS TOTAL	268,297	275,851	339,109	366,366
CONTRACTUAL SERVICES					
2110	ADVERTISING	865	-	1,530	1,000
2122	RENTALS	3,041	6,806	17,500	16,000
2131	MAINTENANCE OF BUILDINGS	-	349	5,000	5,000
2132	MAINTENANCE OF VEHICLES	5,320	4,597	4,774	4,917
2133	MAINTENANCE OF EQUIPMENT	6,388	3,503	18,000	18,000
2139	MAINTENANCE CONTRACTS	434,093	464,851	556,500	451,500
2140	POSTAGE	235	86	400	408
2151	PRINTING	201	(437)	1,000	1,000
2164	PROFESS. FEES - CONSULTING/ENG.	65,260	-	50,000	51,000
2165	TEMPORARY LABOR	1,488	-	2,500	2,550
2166	PROFESSIONAL FEES - OTHER	48,507	37,045	41,922	61,000
2170	TRAINING	3,124	6,500	6,228	7,750
2171	TRAVEL	-	143	100	100
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	4,074	4,900	7,351	8,611
2200	UTILITIES	542,107	533,504	636,082	636,082
2230	EMPLOYEE RELATIONS	295	209	250	1,225
2240	BUSINESS RELATIONS	37	381	150	572
2260	MEMBERSHIPS - PROFESSIONAL	120	390	297	303
	CONTRACTUAL SERVICES TOTAL	1,120,315	1,067,987	1,354,744	1,272,178
COMMODITIES					
3311	OFFICE SUPPLIES	3,428	4,314	4,500	4,590
3313	SUBSCRIPTIONS	-	-	53	54
3316	OPERATING SUPPLIES	75,143	72,963	52,462	63,864
3320	CHEMICALS	56,698	62,611	60,000	91,800
3331	GAS, OIL & LUBRICANTS	6,645	7,963	15,661	10,000
3340	SMALL TOOLS	2,707	7,916	3,184	3,248
	COMMODITIES TOTAL	144,621	155,767	135,860	173,556
FIXED & SUNDRY					
4520	LICENSES & PERMITS	61,563	2,583	1,000	26,020
4610	PROPERTY & LIAB./INS. & UNINSUR.	59,582	62,789	47,151	81,344
	FIXED & SUNDRY TOTAL	121,145	65,372	48,151	107,364
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	1,564,799	1,526,598	2,552,700	2,552,700
	MISCELLANEOUS TOTAL	1,564,799	1,526,598	2,552,700	2,552,700
	TOTALS	$ 3,795,650	$ 3,674,384	$ 5,078,878	$ 5,176,271

WASTEWATER COLLECTION

DEPARTMENTAL CORE SERVICES

- Preserve the integrity of the collection system through planned and executed preventative maintenance programs: includes repairing and/or replacing deteriorated and damaged gravity lines and laterals
- Operate and maintain lift stations ensuring they are performing efficiently
- Provide customers with reliable, high-quality service through a systematic application of an inspection and preventive maintenance program designed to prevent problems from occurring while extending the life of the system
- Operation of the Fats, Oils and Grease Control Program

DEPARTMENTAL ACCOMPLISHMENTS

- Completed rehabilitation of six lift stations utilizing FPUA crews
- Continued cross training of employees between wastewater collection and lift station

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Improve Efficiency and Cost Effectiveness	Perform lift station maintenance routinely	# of lift stations	116	116	117	118
		# of lift station preventative maintenances performed	227	275	327	348
		Avg. preventative maintenance performed annually of each lift station	1.9	2.4	2.8	3.0
		# of lift station rehabilitations (in-house)	6	6	9	6
	Inspect manholes routinely	# of manholes serviced	88	44	60	60
		% of manholes inspected annually	0%	0%	30%	30%
		Miles of main lines	66	96	98	100
Safety	Promote a safe work environment	Frequency rate (CY)	5.5	5.2	0.0	0.0
		Severity rate (CY)	0	0	0	0
Competitive Utility Rates	Continue O&M and capital cost controlling measures	Cost per 1,000 gallons billed	$2.65	$3.87	$2.79	$2.78

DEPT. 84 - WASTEWATER COLLECTION

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 867,224	$ 870,971	$ 950,772	$ 996,030
1020	OVERTIME	49,530	48,305	50,000	50,000
	PERSONNEL SERVICES TOTAL	916,754	919,276	1,000,772	1,046,030
EMPLOYEE BENEFITS					
4050	RETIREMENT	117,681	133,751	150,585	144,947
4060	FICA	63,998	64,776	76,559	80,021
4070	EMPLOYEES' INSURANCE	209,471	190,909	249,056	272,405
4090	VACATION PAY EXPENSE	(2,163)	530	-	-
4100	SICK PAY EXPENSE	9,039	975	-	-
4110	NET OPEBE EXPENSE	4,108	4,294	4,516	4,536
4600	WORKERS' COMPENSATION	20,061	15,108	14,184	15,893
	EMPLOYEE BENEFITS TOTAL	422,195	410,343	494,900	517,802
CONTRACTUAL SERVICES					
2122	RENTALS	28,974	23,828	24,146	24,146
2132	MAINTENANCE OF VEHICLES	58,660	64,012	57,680	59,410
2133	MAINTENANCE OF EQUIPMENT	16,998	65,512	15,277	15,277
2139	MAINTENANCE CONTRACTS	74,827	25,920	61,800	61,800
2151	PRINTING	41	141	1,665	1,665
2164	PROFESSIONAL FEES - CONSULT/ ENG.	17,500	13,500	-	-
2166	PROFESSIONAL FEES - OTHER	17,293	4,564	1,873	1,873
2170	TRAINING	1,268	4,381	6,233	6,200
2171	TRAVEL	184	92	-	-
2172	CAR ALLOWANCE	5,160	5,160	5,160	5,160
2190	COMMUNICATIONS	10,172	11,349	10,050	13,830
2200	UTILITIES	214,420	205,574	225,144	225,144
2230	EMPLOYEE RELATIONS	824	299	300	300
2260	MEMBERSHIPS - PROFESSIONAL	110	110	260	260
	CONTRACTUAL SERVICES TOTAL	446,431	424,442	409,588	415,065
COMMODITIES					
3311	OFFICE SUPPLIES	2,768	2,432	2,809	2,809
3316	OPERATING SUPPLIES	113,692	126,598	129,898	130,570
3320	CHEMICALS	154,996	168,553	180,000	180,000
3331	GAS, OIL & LUBRICANTS	92,661	86,714	79,560	81,151
3340	SMALL TOOLS	4,377	2,181	6,693	6,693
	COMMODITIES TOTAL	368,494	386,478	398,960	401,223
FIXED & SUNDRY					
4520	LICENSES & PERMITS	6,538	6,616	6,659	6,792
4610	PROPERTY & LIAB./INS. & UNINSUR.	28,840	34,012	43,891	38,061
	FIXED & SUNDRY TOTAL	35,378	40,628	50,550	44,853
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	2,787,919	4,579,491	2,805,300	2,805,300
	MISCELLANEOUS TOTAL	2,787,919	4,579,491	2,805,300	2,805,300
	TOTALS	$ 4,977,171	$ 6,760,658	$ 5,160,070	$ 5,230,273

FPUAnet® COMMUNICATIONS

DEPARTMENTAL CORE SERVICES

- Provide high quality, state-of-the-art communication services at reasonable prices
- Market and sell current FPUAnet products and concepts

DEPARTMENTAL ACCOMPLISHMENTS

- Completed and activated new fiber link to Martin County
- Pursued Interlocal Fiber Agreements with Indian River & Martin Counties
- Developed Florida LambdaRail Interconnection plan
- Facilitated RFP for network redesign project
- Upgraded purchased Dedicated Internet resources for continued growth
- Initiated Target Marketing Plan to expand customer base on existing network
- Initiated Dark Fiber Technical Assistance Advisement with FL Dept. of Revenue

PERFORMANCE MEASURES

Key Result Area	Dept Objective	Performance Measure	FY 2012 Actual	FY 2013 Actual	FY 2014 Projected	FY 2015 Goal
Expand Customer Base	Promote economic development	Net increase in customer services	15%	(11%)	14%	20%
		New customer services provisioned	14	6	13	20
		Total customer services	99	88	101	121
	Annually increase operating revenue by 10%	Increase in operating revenue	9%	12%	13%	24%
Improve Efficiency	Direct annual network upgrades	# of network communication ports supported	283	307	315	396
Safety	Promote a safe work environment	Frequency rate (CY)	0.0	0.0	0.0	0.0
		Severity Rate (CY)	0	0	0	0

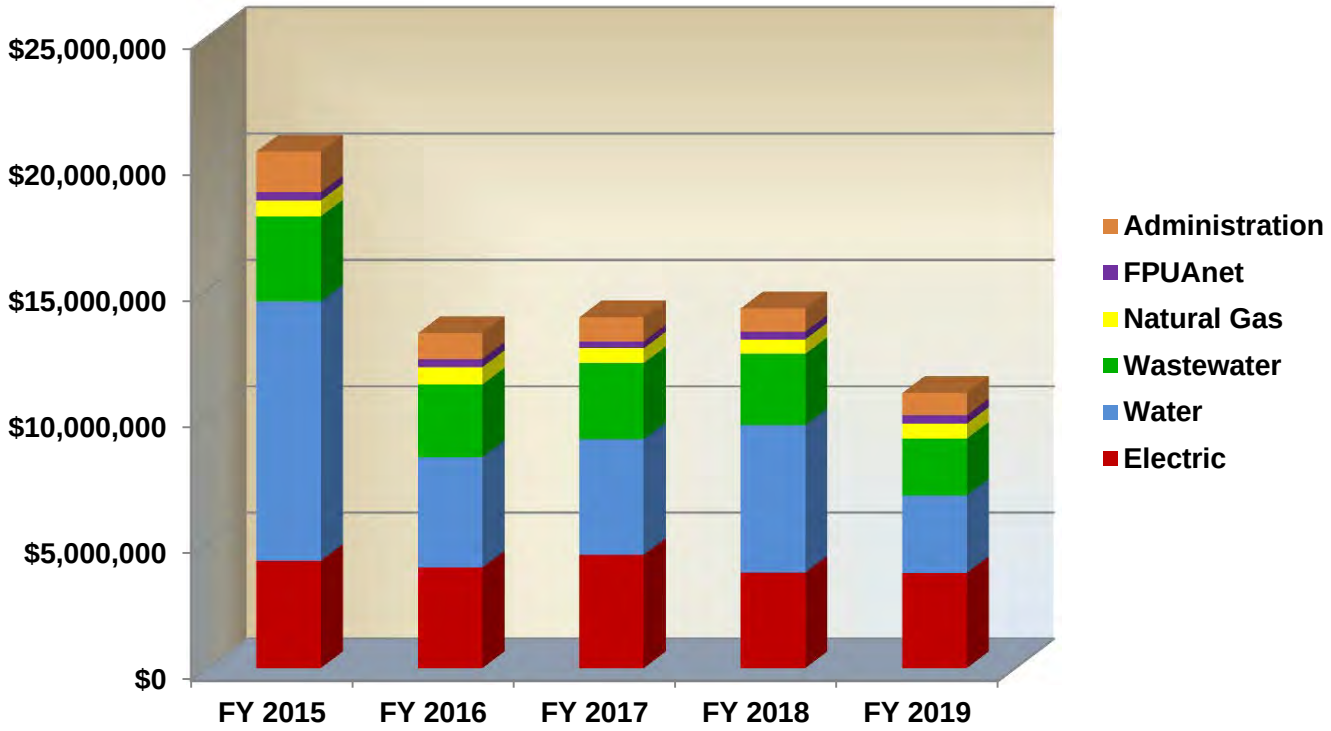
DEPT. 93 - FPUAnet COMMUNICATIONS

OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
PERSONNEL SERVICES					
1010	SALARIES & WAGES	$ 89,565	$ 111,726	$ 115,279	$ 129,747
1020	OVERTIME	11	-	400	500
	PERSONNEL SERVICES TOTAL	89,576	111,726	115,679	130,247
EMPLOYEE BENEFITS					
4050	RETIREMENT	10,417	15,506	20,140	21,895
4060	FICA	5,408	6,630	8,849	9,964
4070	EMPLOYEES' INSURANCE	15,209	23,589	16,818	18,394
4090	VACATION PAY EXPENSE	927	885	-	-
4100	SICK PAY EXPENSE	4,310	670	-	-
4110	NET OPEB EXPENSE	193	409	430	432
4600	WORKERS' COMPENSATION	81	114	108	113
	EMPLOYEE BENEFITS TOTAL	36,545	47,803	46,345	50,798
CONTRACTUAL SERVICES					
2110	ADVERTISING	780	2,269	1,800	1,800
2139	MAINTENANCE CONTRACTS	1,565	1,301	3,000	3,000
2140	POSTAGE	-	-	1,000	2,760
2151	PRINTING	-	21	1,500	2,700
2164	PROFESS. FEES - CONSULTING/ENG.	1,750	-	12,000	12,000
2166	PROFESSIONAL FEES - OTHER	99	99	3,110	1,200
2170	TRAINING	2,621	1,302	3,600	7,500
2171	TRAVEL	97	41	400	400
2172	CAR ALLOWANCE	3,300	3,300	3,300	3,300
2190	COMMUNICATIONS	1,180	1,561	1,238	1,238
2200	UTILITIES	48	48	48	48
2240	BUSINESS RELATIONS	111	63	1,020	1,020
	CONTRACTUAL SERVICES TOTAL	11,551	10,005	32,016	36,966
COMMODITIES					
3311	OFFICE SUPPLIES	780	229	561	572
3313	SUBSCRIPTIONS	49	399	51	65
3316	OPERATING SUPPLIES	1,280	1,309	1,200	1,900
3360	PURCHASES FOR RESALE	25,292	27,835	66,000	104,400
	COMMODITIES TOTAL	27,401	29,772	67,812	106,937
FIXED & SUNDRY					
4520	LICENSES & PERMITS	1,500	600	918	937
4610	PROPERTY & LIAB./INS. & UNINSUR.	819	1,437	1,753	
4700	UTILITY BAD DEBT EXPENSE	321	231	1,000	1,000
	FIXED & SUNDRY TOTAL	2,640	2,268	3,671	1,937
MISCELLANEOUS					
9030	DEPRECIATION EXPENSE	85,846	78,982	90,700	90,700
	MISCELLANEOUS TOTAL	85,846	78,982	90,700	90,700
	TOTALS	$ 253,559	$ 280,556	$ 356,223	$ 417,585

DEPT. 99 - ADMINISTRATIVE & GENERAL - ALL DEPARTMENTS

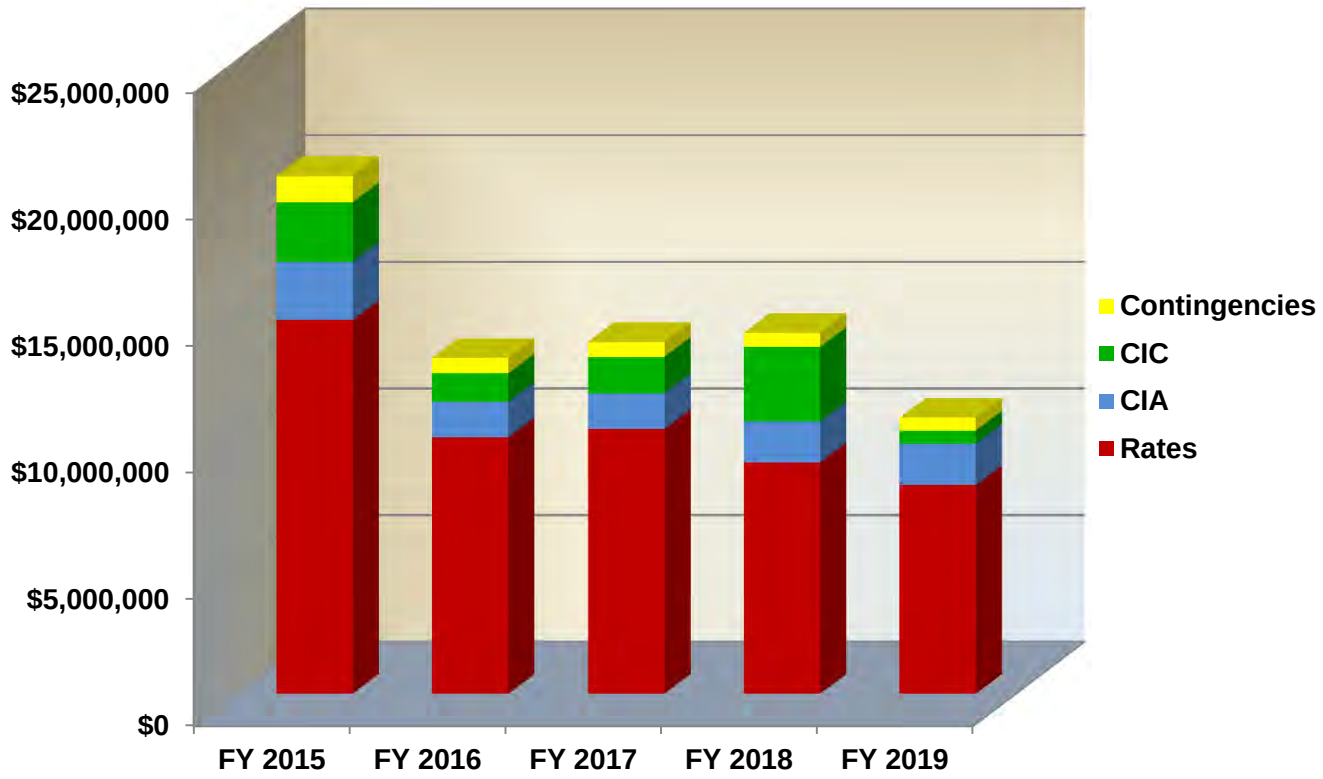
OBJECT CODE	DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	AMENDED BUDGET FY 2014	ORIGINAL BUDGET FY 2015
CONTRACTUAL SERVICES					
2122	RENTALS	$ 1,399	$ -	$ 7,045	$ -
2131	MAINTENANCE OF BUILDINGS	120,452	141,459	127,000	113,000
2133	MAINTENANCE OF EQUIPMENT	1,691	115	2,218	2,224
2139	MAINTENANCE CONTRACTS	231,433	190,061	233,000	235,000
2164	PROFESS. FEES - CONSULTING/ENG	-	-	1,600	-
2166	PROFESSIONAL FEES - OTHER	17,409	1,685	21,900	20,808
2190	COMMUNICATIONS	38,375	36,458	42,433	42,433
2260	MEMBERSHIPS - PROFESSIONAL	35,910	35,910	36,493	37,223
	CONTRACTUAL SERVICES TOTAL	446,669	405,688	471,689	450,688
COMMODITIES					
3316	OPERATING SUPPLIES	4,990	1,864	2,241	2,243
	COMMODITIES TOTAL	4,990	1,864	2,241	2,243
FIXED & SUNDRY					
4509	OTHER TAXES	34,538	35,966	35,982	36,160
4510	GROSS RECEIPTS TAX	1,749,468	1,685,475	1,496,000	1,500,000
4520	LICENSES & PERMITS	18,073	19,141	25,031	25,531
4531	CONTRIBUTIONS - CIVIC	127,972	194,941	216,266	217,463
4700	UTILITY BAD DEBT EXPENSE	358,448	257,494	299,000	299,000
6100	ADMINISTRATIVE CHARGES - CITY	61,535	-	-	-
	FIXED & SUNDRY TOTAL	2,350,034	2,193,017	2,072,279	2,078,154
INTEREST EXPENSES					
5721	INTEREST - BONDS/POOLED LOANS	5,145,328	4,249,993	3,753,740	3,731,101
5723	INTEREST - DEPOSITS	14,704	15,454	13,050	13,300
5725	CAPITALIZED INTEREST	(97,542)	189,026	(75,000)	(75,000)
5729	INTEREST - OTHER	441	-	71	-
5731	AMORTIZATION-BOND DISCOUNT/EXP	(339,045)	158,115	53,954	44,122
	INTEREST EXPENSES TOTAL	4,723,886	4,612,588	3,745,815	3,713,523
MISCELLANEOUS					
9000	DISTRIBUTION TO CITY OF FORT PIERCE	4,767,058	5,363,855	5,604,937	5,611,132
9010	CONTINGENCY	-	-	500,000	500,000
9030	DEPRECIATION & AMORT. EXPENSE	293,041	265,597	201,100	201,100
	MISCELLANEOUS TOTAL	5,060,099	5,629,452	6,306,037	6,312,232
	TOTALS	$ 12,585,678	$ 12,842,609	$ 12,598,061	$ 12,556,840

CAPITAL BUDGET BY SYSTEM



System	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Electric	$ 4,252,395	$ 3,977,988	$ 4,485,391	$ 3,784,009	$ 3,770,723
Water	10,263,357	4,374,012	4,584,085	5,843,114	3,068,138
Wastewater	3,368,636	2,878,275	3,015,963	2,819,702	2,251,493
Natural Gas	633,500	688,300	580,130	572,178	589,454
FPUAnet	322,947	323,900	275,400	305,920	335,182
Administration	1,606,000	1,017,850	950,000	922,500	879,500
Grand Total	**$ 20,446,835**	**$ 13,260,325**	**$ 13,890,969**	**$ 14,247,423**	**$ 10,894,490**

CAPITAL BUDGET BY FUNDING SOURCE



Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Rates	$ 14,757,292	$ 10,126,101	$ 10,448,953	$ 9,136,182	$ 8,235,186
CIA	2,302,550	1,405,337	1,417,348	1,605,333	1,642,544
CIC	2,341,993	1,121,037	1,439,668	2,948,408	517,260
Contingencies	1,045,000	607,850	585,000	557,500	499,500
Grand Total	**$ 20,446,835**	**$ 13,260,325**	**$ 13,890,969**	**$ 14,247,423**	**$ 10,894,490**

CAPITAL BUDGET HIGHLIGHTS

The following provides details about the major projects planned for FY 2015 and the expected impact on FPUA's Operations & Maintenance (O&M) Budget. Capital projects generally do not result in an increase in revenues, and may generate operating costs and require maintenance after they are purchased or built. Capital projects involving renewal and replacement of aging infrastructure generally decrease costs, but could increase costs, or may have no impact on the O&M Budget. Therefore, it is important to evaluate the effects that capital projects have on current and future O&M Budgets. Major projects planned for FY 2015 include:

- Rehabilitation of the Sand Filters at the Water Treatment Plant is expected to conclude in FY 2015. This rehabilitation is necessary in order to meet FPUA's water quality objectives. Completion is expected on Filters 1 through 5 in FY 2014 with the remaining Filters, 6 through 10, to be restored in FY 2015. This total rehabilitation will include replacement of filter media, conversion from air actuated to electronically operated controls and valves, concrete repair, and replacement of backwash pumps. The sand filters have been in service for over 40 years and the media has reached the end of its useful life. Water system revenue is dependent upon the continuous production of good quality water.
- Second Street construction, from Seaway Drive to Taylor Creek Marina, began in the last quarter of FY 2014 and will continue in FY 2016. This project will require work from all utility systems. Both water and wastewater will provide capital facility improvements by replacing pipeline and appurtenances which have reached the end of their useful lives. Electric and Gas lines will need to be replaced or relocated to support the roadway changes and drainage improvements planned in this area. This is a St. Lucie County roadway improvement project initiating the replacement aging infrastructure and will reduce the probability of costly emergency repairs.
- The FPUA Board executed a contract with the Florida Department of Emergency Management for grant funding for storm hardening at Repump 1 (Jaycee Park) on December 17, 2013. The grant provides approximately 37% federal cost share for storm hardening of the structure only and will not include any of the costs for mechanical replacements. Due to the magnitude of the project, it has been split into an Engineering Phase 1 (FY 2014) and a Construction Phase 2 (FY 2015) so that better estimates can be obtained prior to the execution of the Phase 2 FEMA grant. The rehabilitation of Repump #1 is to include replacement of exterior structure, Motor Control Center wiring, valving, and diesel motor installation of a generator and Variable Frequency Drives for two high service pumps. This project is necessary to ensure reliable water supply on South Hutchinson Island and avert costly emergency repairs which negatively impact O&M costs.
- Located in the Riverdale Yacht Club subdivision, Parkland Boulevard will have new water mains installed. This county Municipal Services Benefit Unit will bring municipal water to existing homeowners and will add approximately 74 customers. The residents have been pursuing FPUA water service for 10 years. Originally planned for FY 2014, construction is now slated for FY 2015. This expansion will result in additional revenue.

- The rehabilitation of Lime Softening Unit #2, required to maintain the reliability of providing safe drinking water to FPUA customers, will conclude in FY 2015. Lime softening uses pebble lime to change the calcium and magnesium compounds into forms that can be removed from the water. Some components of the current unit range in age from 35 to 50 years and require constant monitoring and maintenance for replacement of portions of equipment and deteriorated metal. The rehabilitation includes a new gear box, Variable Frequency Drive motor, pumps, and valves. Coatings on the metal surfaces will extend the lives of both the new and the remaining metal. The rehabilitation of Unit #1 was completed in FY 2013. The improved operations of both units are needed to ensure the ability to provide reliable water, thereby generating revenue.
- The FY 2015 Capital budget funding for improvements to the aging Water Treatment Plant also include valve replacements on the 1.5 and 1.0 MG tanks, replacement of the Unit 2 Lime Slaker and the replacement of the High Service Pump #3. These improvements help reduce costly emergency repairs and improve the reliability of the water plant.
- The rehabilitation of damaged clay gravity wastewater mains by sealing leaks at joints and pipe wall cracks is most efficiently achieved by lining those mains. This process allows for the insertion of lining material into the mains without having to excavate for pipe replacement which would result in repairing roads and restoration of landscaping. The wastewater main lining is an ongoing project which increases the life of the wastewater mains infrastructure by 40 years and lessens the liability for property damage and higher replacement costs.
- Construction of a Water Main Loop for Sunrise Boulevard from Bell Avenue to Tumblin Kling Road is budgeted for FY 2015. In FY 2014, the survey was completed and the permit obtained. This loop will reduce the number of affected customers during shut downs. Although located at Sunrise Boulevard, improvements to the water system benefit all customers by improving water quality and reliability, as well as enhancing fire protection by providing increased fire flow availability. The addition of these mains will eliminate related dead end mains and the costs of flushing them. These mains have the added potential value of providing service to new customers and increased revenues.
- Water services are expected to expand in FY 2015. At Noa Street and Russ Roads a county Municipal Services Benefit Unit has been established to bring city water to existing homeowners, increasing revenue for FPUA. Selvitz Road north of Midway Road has been budgeted for installation of new water mains. This extension will decrease flushing expenses and also brings potential for new revenue. The extension of a water main to serve the Miramar Condominium complex is planned for FY 2015 and could increase operating revenue approximately $50,000.

- In order to continue to provide reliable service to customers, the FY 2015 budget includes the upgrade and replacement of Electric Transmission and Distribution, Water, and Wastewater System components. The replacement of failing system components is needed to reduce current maintenance costs, avoid higher future replacement costs, and improve system reliability.
- A number of blanket projects have been proposed that are intended to fund renewals and replacements to a continuously aging system. These projects, provided for in the Electric, Water, Natural Gas and Wastewater Systems, cannot be specifically identified at this time. As significant projects develop, they will be created with this funding. If projects are expected to cost more than $25,000, they will be presented to the FPUA Board for approval. The replacement of transformers, mains, services, pumps and valves, and the removal of old deteriorated equipment and failing water and wastewater system components, will continue as necessary to maintain the integrity of the systems. Much of the renewals and replacements are done as a requirement of various federal, state, and local agencies.
- The potential for growth and expansion of new commercial and residential customers is provided for in the FY 2015 budget for all systems through several blanket projects. As a public service utility, FPUA is required to provide electric services to all customers in its territory. Installations of new electric services, water meters and backflow preventers, gas system connections and wastewater lines are funded at varying amounts by contributions in aid. All projects related to growth and expansion will result in new revenue.

The projects planned for FY 2015 are required for a variety of different reasons. Many of FPUA's projects are mandated by federal, state, and local government and regulatory agencies. The projected cost associated with such projects in the FY 2015 Capital Budget is as follows:

St. Lucie County	$ 2,735,607
Florida Department of Environmental Protection	1,645,000
Florida Department of Transportation	1,361,000
Florida Public Service Commission	1,151,935
City of Fort Pierce	491,000
Department of Homeland Security and/or North American Electric Reliability Corporation	230,000
National Electric Safety Code	191,520
Total Government and Regulatory-Required Projects	$ 7,806,062

These mandated projects represent 39% of total capital requests. The rest of the Capital Budget is made up of renewals and replacements, investments to meet the needs of new growth or improve reliability, efficiency and safety, and contingency funding to provide for the unexpected.

For more comprehensive and detailed information on FPUA's Capital Budget, please visit www.fpua.com.

CAPITAL BUDGET SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	PROJECT NUMBER	BUDGETED AMOUNT	FUNDING SOURCE
32	**Information Technology Services**					
32	FA-1	Dept. Hardware & Software	FA	439915001	202,000	Admin Rates
32	FA-2	Servers	FA	439915002	60,000	Admin Rates
32	FA-3	Communications Systems Expansion	FA	439915003	70,000	Admin Rates
32	FA-4	Great Plains/Cogsdale	FA	439915004	15,000	Admin Rates
32	1	Security System	BLKT	402	150,000	Admin Rates
		TOTAL			**497,000**	
35	**Facilities**					
35	FA-1	Air Conditioning Systems	FA	439015001	36,000	Admin Rates
35	FA-2	Ford Truck	FA	439215001	28,000	Admin Rates
		TOTAL			**64,000**	
54	**Electric Transmission & Distribution**					
54	FA-1	3/4 Ton Crew Cab Pickup Truck 4x4	FA	539215001	34,100	Electric Rates
54	FA-2	1/2 Ton Pickup Truck for MIRs	FA	539215002	22,660	Electric Rates
54	FA-3	Digger Derrick	FA	539215003	287,000	Electric Rates
54	FA-4	Power Quality Monitor	FA	539815001	6,700	Electric Rates
54	1	Retirement from Plant	BLKT	501	209,735	Electric Rates
54	2	Auto Reclsure Reliab Improvmnts	BLKT	503	20,085	Electric Rates
54	3	Transformer Replacements	BLKT	504	86,520	Electric Rates
54	4	Distribution Pole Replacement	BLKT	505	254,200	Electric Rates
54	5	Transmission Pole Replacement	BLKT	507	25,751	Electric Rates
54	6	Substation Improvements R&R	BLKT	511	49,440	Electric Rates
54	7	Trans & Dist Improvements	BLKT	515	434,454	Electric Rates
		TOTAL			**1,430,645**	
56-E	**Electric Engineering**					
56	1	15KV Oil Circuit Breaker	BLKT	502	140,000	Electric Rates
56	2	New Construction - Line Ext	BLKT	506	38,700	Electric Rates
56	2	New Construction - Line Ext	BLKT	506	25,800	Electric CIA
56	3	Storm Surge & Hardening - NESC	BLKT	508	105,000	Electric Rates
56	4	69kv Breaker Replacement	BLKT	509	160,000	Electric Rates
56	5	Electric System VAR Control	BLKT	510	10,000	Electric Rates
56	6	Gov't & Other Required	BLKT	512	265,000	Electric Rates
56	6	Gov't & Other Required	BLKT	512	446,000	Electric CIA
56	7	Ocean Village Cable Replcmt	BLKT	513	135,000	Electric Rates
56	8	High Point Cable Replacement	BLKT	514	135,000	Electric Rates
56	9	New Construction - Residential	BLKT	516	60,250	Electric Rates
56	9	New Construction - Residential	BLKT	516	180,750	Electric CIA
56	10	Replacement of OH & UG Lines	BLKT	517	50,000	Electric Rates
56	11	New Contruction - Commercial	BLKT	518	68,750	Electric Rates
56	11	New Contruction - Commercial	BLKT	518	206,250	Electric CIA

CAPITAL BUDGET SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	PROJECT NUMBER	BUDGETED AMOUNT	FUNDING SOURCE
56-E	**Electric Engineering (continued)**					
56	12	New Construction - Rental Lights	BLKT	519	35,000	Electric Rates
56	12	New Construction - Rental Lights	BLKT	519	15,000	Electric CIA
56	13	Overhead/Underground Serv Conv	BLKT	520	16,250	Electric Rates
56	13	Overhead/Underground Serv Conv	BLKT	520	48,750	Electric CIA
56	14	Ave C - 6th to 10th Street	STD	525	26,000	Electric Rates
56	16	Switch Gear Upgrade R&R	STD	531	25,000	Electric Rates
56	17	SCADA Communication Upgrade	STD	548	10,000	Electric Rates
56	18	US 1 Hwy - Midway to Edwards	STD	558	95,000	Electric Rates
56	19	Totten/Hartman Improvements	STD	559	50,000	Electric Rates
56	20	Rbld O/H Dist Line-O Dixie Hwy	STD	578	92,000	Electric Rates
56	22	2nd St-Seaway to Taylor Creek	STD	581	340,000	Electric Rates
56	23	Paradise Park Overhead Rebuild	STD	591	42,250	Electric Rates
		TOTAL			**2,821,750**	
62	**Water Resources**					
62	FA-1	Submersible Well Pumps	FA	632515001	15,000	Water Rates
62	FA-2	Submersible Electric Motors	FA	632515002	12,000	Water Rates
62	FA-3	Telemetry/Controls/Secur/Instr	FA	633215001	20,000	Water Rates
62	FA-4	1 Ton Service Truck	FA	639215001	35,000	Water Rates
62	FA-5	Small Boom Truck	FA	639215002	75,000	Water Rates
62	FA-6	Pickup Truck	FA	639215003	25,000	Water Rates
62	1	Raw Water Mains R&R	BLKT	618	25,000	Water Rates
62	3	Chemical Feed Pumps	STD	630	30,000	Water Rates
62	4	Unit #2 Lime Slaker	STD	631	175,000	Water Rates
62	5	RO Raw Water Bypass Valve	STD	642	30,000	Water Rates
62	6	Lime Silo Bin Vent Filter	STD	645	90,000	Water Rates
62	7	High Service Pump #3	STD	648	100,000	Water Rates
		TOTAL			**632,000**	
64	**Water Distribution**					
64	FA-1	1/2 Ton Pickup Truck	FA	639215004	30,000	Water Rates
64	FA-2	Hydraulic Cutting Saw	FA	639615001	40,000	Water Rates
64	1	Meter/Backflow Preventers	BLKT	603	185,000	Water CIA
64	2	Fire Hydrant Replacements	BLKT	606	50,000	Water Rates
64	3	Meter Changeouts	BLKT	612	340,000	Water Rates
64	4	Main/Service/Valve Replacemnts	BLKT	615	400,000	Water Rates
		TOTAL			**1,045,000**	

CAPITAL BUDGET SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	PROJECT NUMBER	BUDGETED AMOUNT	FUNDING SOURCE
66-W	**Water Engineering**					
66-W	2	Fire Hydrant New Installations	BLKT	607	8,240	Water CIC
66-W	3	New Construction-Mains	BLKT	610	100,000	Water CIC
66-W	4	Water Mains Misc R&R	BLKT	617	10,000	Water Rates
66-W	5	Governmental & Other Required	BLKT	620	20,000	Water Rates
66-W	6	10th St WM Repl-Canal to Ave D	STD	623	80,000	Water Rates
66-W	7	Boston Ave - S 8th to S 7th	STD	624	120,000	Water Rates
66-W	8	Water Main Looping	STD	625	10,000	Water CIC
66-W	9	Easy St WM Interconnect PSL	STD	626	50,000	Water CIC
66-W	10	Midway Road-Turnpike to 25th St	STD	628	200,000	Water Rates
66-W	11	Tank BV Repl. & 3 MG Connect	STD	629	200,000	Water Rates
66-W	12	Beach Ct WM-Easter to Florida	STD	635	3,000	Water Rates
66-W	13	Lime Softening Unit 2 Rehab	STD	638	300,000	Water Rates
66-W	14	Repump #1 (Jaycee) Rehab	STD	640	1,194,000	Water Rates
66-W	14	Repump #1 (Jaycee) Rehab	STD	640	176,000	Water CIA
66-W	15	Sunrise Water Main Loop	STD	647	425,000	Water CIC
66-W	17	Noa Street MSBU	STD	652	215,000	Water CIA
66-W	17	Noa Street MSBU	STD	652	45,000	Water CIC
66-W	18	Miramar Water Main Extension	STD	653	130,000	Water CIA
66-W	18	Miramar Water Main Extension	STD	653	170,000	Water CIC
66-W	19	N. 8th Street - Ave. D-Ave. E	STD	658	100,000	Water Rates
66-W	20	Subaqueous WM Valve Imp	STD	661	100,000	Water Rates
66-W	21	Selvitz Road Water Main	STD	664	250,000	Water CIC
66-W	22	Paradise Park, Phase 4 & 5	STD	666	60,000	Water Rates
66-W	23	Harmony Heights, North	STD	667	10,000	Water Rates
66-W	24	Ave C WM Repl-10th St - 7th St	STD	671	150,000	Water Rates
66-W	25	Sand Filter Rehabilitation	STD	673	1,809,000	Water Rates
66-W	25	Sand Filter Rehabilitation	STD	673	891,000	Water CIC
66-W	26	Texas Ct/Hibiscus Ave WM Repl	STD	680	135,000	Water Rates
66-W	27	Midway Road - US 1 to 25th St	STD	684	10,000	Water Rates
66-W	28	Midway Road - Bridge Crossing	STD	686	25,000	Water CIC
66-W	29	2nd St-Seaway to Taylor Creek	STD	687	550,000	Water Rates
66-W	30	N. US1 WM-Ave O to N. Causeway	STD	688	200,000	Water CIC
66-W	31	FPL Discharge Canal 16 in WM	STD	691	300,000	Water Rates
66-W	33	2nd Deep Injection Well/WTP	STD	694	10,000	Water CIC
66-W	35	Parkland Boulevard Water MSBU	STD	698	452,000	Water CIA
66-W	35	Parkland Boulevard Water MSBU	STD	698	78,117	Water CIC
		TOTAL			**8,586,357**	

CAPITAL BUDGET SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	PROJECT NUMBER	BUDGETED AMOUNT	FUNDING SOURCE
56-G	**Gas Engineering**					
56-G	1	Gov't & Other Required	BLKT	720	105,000	Gas Rates
56-G	1	Gov't & Other Required	BLKT	720	105,000	Gas CIA
56-G	2	US 1 Hwy - Midway to Edwards	STD	758	5,000	Gas Rates
56-G	3	2nd St-Seaway to Taylor Creek	STD	787	100,000	Gas Rates
56-G	4	Lincoln Park Neighborhood	STD	795	14,000	Gas Rates
		TOTAL			**329,000**	
74	**Gas Operations**					
74	FA-1	Ford F-350 or equivalent	FA	739215001	45,000	Gas Rates
74	1	Gas System Renewals	BLKT	704	15,500	Gas Rates
74	2	Gas System New Revenue	BLKT	705	71,000	Gas Rates
74	2	Gas System New Revenue	BLKT	705	25,000	Gas CIA
74	3	Meter & Regulator Changeouts	BLKT	706	92,000	Gas Rates
74	4	Customer Funded Projects	BLKT	710	50,000	Gas CIA
74	5	CNG Filling Station	STD	751	6,000	Gas Rates
		TOTAL			**304,500**	
66-WW	**Wastewater Engineering**					
66-WW	1	New Construction-Mains	BLKT	810	54,636	WW CIC
66-WW	2	Wastewater Main Misc R&R	BLKT	817	50,000	WW Rates
66-WW	3	Governmental & Other Required	BLKT	820	50,000	WW Rates
66-WW	4	Boston Ave - S 8th to S 7th	STD	824	160,000	WW Rates
66-WW	5	Lift Station 8 Replacement	STD	827	100,000	WW Rates
66-WW	6	Midway Rd-Turnpike to 25th St	STD	828	35,000	WW Rates
66-WW	7	LSA Odor Control Replacement	STD	833	160,000	WW Rates
66-WW	8	Beach Ct WW-Easter To Florida	STD	835	3,000	WW Rates
66-WW	9	IWRF Clarifier Rehabilitation	STD	837	100,000	WW Rates
66-WW	10	IWRF Aerator 2 Rehabilitation	STD	840	250,000	WW Rates
66-WW	11	16" FM Valve Replacement	STD	841	75,000	WW Rates
66-WW	12	Avenue C Lateral Replacement	STD	842	200,000	WW Rates
66-WW	13	Midway Road - US 1 to 25th St	STD	884	25,000	WW Rates
66-WW	14	Midway Road - Bridge Crossing	STD	886	25,000	WW CIC
66-WW	15	2nd St-Seaway to Taylor Creek	STD	887	390,000	WW Rates
66-WW	16	IWRF Grit Unit 1 Replacement	STD	888	50,000	WW Rates
		TOTAL			**1,727,636**	

CAPITAL BUDGET SUMMARY

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	PROJECT NUMBER	BUDGETED AMOUNT	FUNDING SOURCE
82	**Water Reclamation**					
82	1	Telemetry,Controls and Securit	BLKT	803	10,000	WW Rates
82	2	Structural Replacements	BLKT	804	25,000	WW Rates
82	3	IWRF Major Valves Automation	STD	821	250,000	WW Rates
82	4	Pri-Dig Sludge Transfer Pumps	STD	822	50,000	WW Rates
82	5	Re-Fit IWRF Hydro Tank	STD	832	35,000	WW Rates
82	6	Residuals Mgmt Improvements	STD	834	50,000	WW Rates
82	7	IWRF Effulent Flow Meters	STD	844	10,000	WW Rates
		TOTAL			**430,000**	
84	**Wastewater Collection**					
84	FA-1	Lift Station Pump Replacement	FA	836315001	30,000	WW Rates
84	FA-2	Boom Truck & Equip. 2016-2019	FA	839215001	85,000	WW Rates
84	FA-3	CCTV Pipeline Equipment	FA	839815001	11,000	WW Rates
84	1	Telemetry & Controls	BLKT	801	10,000	WW Rates
84	2	Lift Station Improvements	BLKT	802	37,000	WW Rates
84	3	Mains and Laterals R&R	BLKT	805	375,000	WW Rates
84	4	Lift Station Control Panels	BLKT	806	50,000	WW Rates
84	5	Wastewater Main Lining	BLKT	815	450,000	WW Rates
84	6	Manhole Rehabilitation	BLKT	816	100,000	WW Rates
84	7	L.S. 10	STD	851	13,000	WW Rates
84	8	L.S. 11	STD	852	8,000	WW Rates
84	9	L.S. 31	STD	853	8,000	WW Rates
84	10	L.S. 63	STD	854	13,000	WW Rates
84	11	L.S. 70	STD	855	13,000	WW Rates
84	12	L.S. 77	STD	856	8,000	WW Rates
		TOTAL			**1,211,000**	
93	**FPUAnet Communications**					
93	1	FPUAnet Communication Services	BLKT	914	145,800	FPUAnet Rates
93	1	FPUAnet Communication Services	BLKT	914	14,900	FPUAnet CIA
93	2	FPUAnet Wireless Communication	BLKT	916	8,700	FPUAnet Rates
93	2	FPUAnet Wireless Communication	BLKT	916	100	FPUAnet CIA
93	3	FPUAnet Regional Connections	BLKT	917	80,797	FPUAnet Rates
93	4	FPUAnet Communications - IRC	BLKT	918	16,500	FPUAnet Rates
93	4	FPUAnet Communications - IRC	BLKT	918	13,500	FPUAnet CIA
93	5	FPUAnet Communications - MC	BLKT	919	16,500	FPUAnet Rates
93	5	FPUAnet Communications - MC	BLKT	919	13,500	FPUAnet CIA
93	6	FPUAnet Communications to FLR	STD	977	12,650	FPUAnet Rates
		TOTAL			**322,947**	
21	**Finance**					
21	1	Contingencies			1,045,000	Contingencies
GRAND TOTAL					**20,446,835**	

UTILITY SYSTEMS DESCRIPTION

The Electric, Water, Wastewater, Natural Gas, and FPUAnet Communications Utility Systems, and the Manatee Observation and Education Center (MOEC) are managed and operated for the City of Fort Pierce by Fort Pierce Utilities Authority (FPUA). FPUA was established in accordance with provisions of the City of Fort Pierce Charter, Article XII.

The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The City Commission appoints the other four members for four-year overlapping terms. At the discretion of the City Commission, the City Manager, whose term is set by the City Commission, may serve as an ex-officio member of the FPUA Board without voting rights. No member of the FPUA Board shall serve more than two consecutive four-year terms.

ELECTRIC SYSTEM

The Electric System serves the City of Fort Pierce and the immediately surrounding area (Appendix B – Page 1), encompassing approximately 35 square miles, with an average of 27,630 services billed during the fiscal year ended September 30, 2013. FPUA and Florida Power & Light (FPL) have a territorial agreement approved by the Florida Public Service Commission.

On December 16, 1997, FPUA agreed to participate in Florida Municipal Power Agency's All-Requirements Power Supply Project (hereinafter referred to as "ARP"). In doing so, FPUA became one of 14 municipally owned utilities in ARP.

As of January 1, 1998, FPUA assigned its resources to ARP and agreed to purchase its total power requirements from ARP. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

On May 31, 2008, FPUA's Henry D. King Power Plant was decommissioned, and FMPA's Treasure Coast Energy Center (TCEC) began commercial operation. FPUA now operates the TCEC for FMPA on a contract basis, utilizing FPUA employees.

The Electric & Gas Engineering Department is responsible for the system planning, technical system analysis, and engineering design, for the electric transmission, substation, & distribution system and the fiber optic communication system. The Electric Transmission and Distribution Department constructs, maintains and operates these electric systems. FPUA electric and communication systems are designed, constructed, and maintained to meet the National Electric Safety Code and Florida Public Service Commission requirements.

MANATEE OBSERVATION & EDUCATION CENTER (MOEC)

The Manatee Observation & Education Center is located on Moore's Creek across from the former site of the Henry D. King Power Plant. MOEC's mission is to promote understanding and responsible actions for the protection of the fragile ecosystems in the Treasure Coast Region and their inhabitants. It provides a clean and safe facility for viewing manatees and other inhabitants of the Indian River Lagoon. More than 32,985 visitors from all over the world visited the Center during the 2012-2013 season. A total of 645 manatees were sighted. Volunteers provided a substantial donation to the Center – a total of 10,846 hours of volunteer time.

WATER SYSTEM

The Water System serves the City of Fort Pierce and the immediately surrounding area (Appendix B – Page 2), encompassing approximately 32 square miles, with an average of 19,248 services billed during the fiscal year ended September 30, 2013. Water supply is obtained from 36 Surficial Aquifer wells (shallow) and 11 Floridan Aquifer wells (deep). FPUA currently has a Water Use Permit (WUP) from the South Florida Water Management District (SFWMD) to withdraw a daily maximum not to exceed 21.13 million gallons (MG) of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system which services the lime softening portion of FPUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards. FPUA has 9 MG of storage capacity. The water distribution system is composed of 360 miles of water mains, remote pumping facilities, ground level storage tanks, hydrants, and valves.

WASTEWATER SYSTEM

The Wastewater System serves the City of Fort Pierce and the immediately surrounding area (Appendix B – Page 3), encompassing approximately 30 square miles, with an average of 14,635 services billed during the fiscal year ended September 30, 2013. The wastewater collection system consists of 117 lift stations, 170 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 98 miles of force mains ranging in size from 1.5 to 30 inches in diameter. The Island Water Reclamation Facility (IWRF) currently has a permitted capacity of 10 MGD for Annual Average Daily Flow (AADF) and 11.5 MGD for 3-Month Annual Average Daily Flow. On December 11, 2012, the Department of Environmental Protection (DEP) issued the operating permit, which is anticipated to be adequate through the year 2017. FPUA has one domestic deep injection well at the IWRF plant site. A pumping station injects treated effluent into the 3,300-foot deep injection well for disposal. Two deep injection wells are located on the site of the future Mainland Water Reclamation Facility, in the southwest corner of the service area, to accommodate the TCEC's industrial wastewater stream. IW-1 is an 18-inch industrial deep injection well and IW-2 is a 24-inch domestic deep injection well.

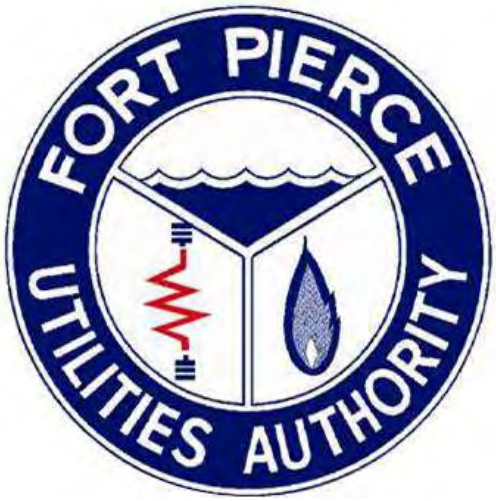
NATURAL GAS SYSTEM

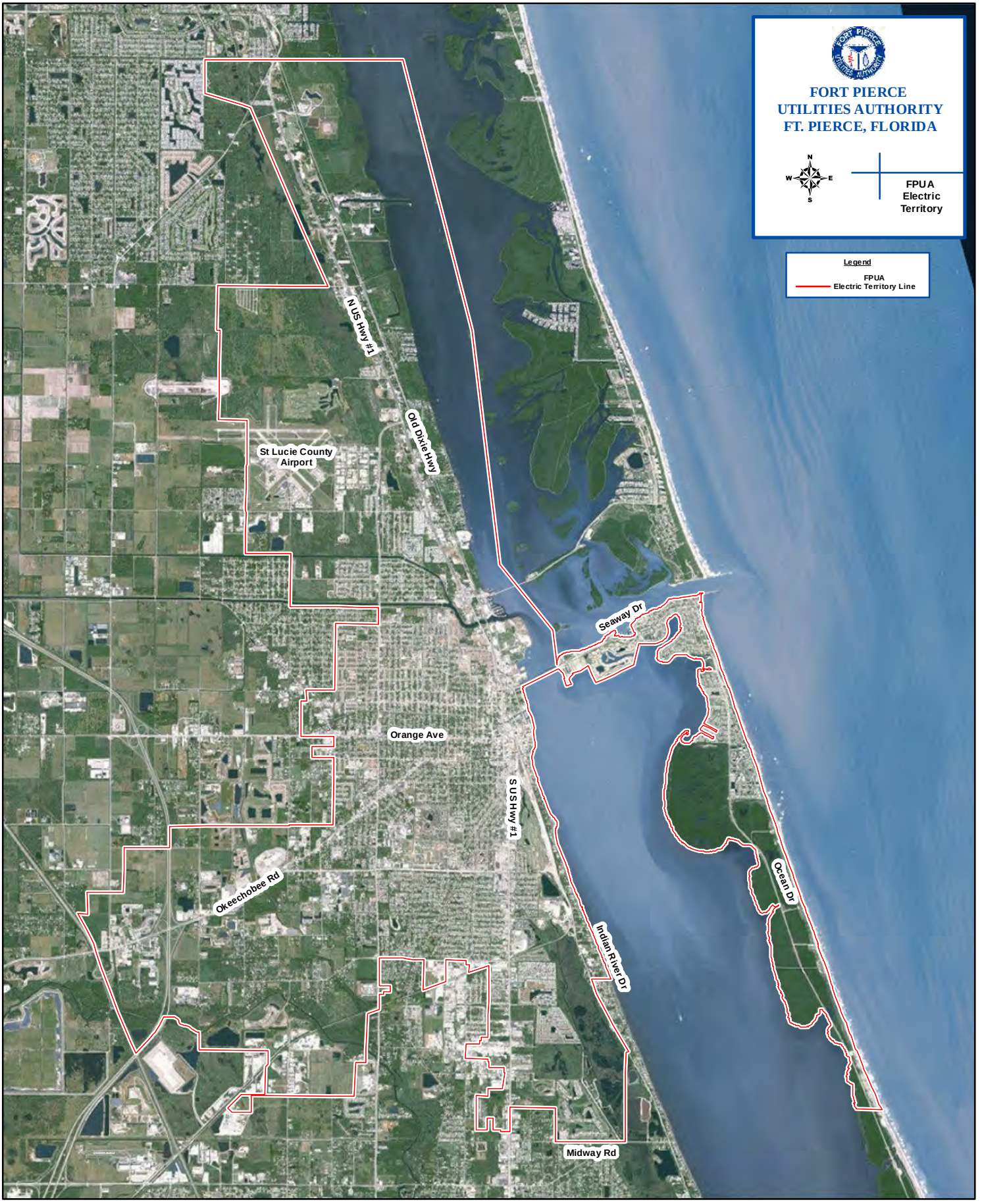
The Natural Gas System serves the City of Fort Pierce and the immediately surrounding area (Appendix B – Page 4), encompassing approximately 27 square miles, with an average of 4,179 services billed during the fiscal year ended September 30, 2013. The Natural Gas System purchases firm gas for resale through the Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an "All Requirements" agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet COMMUNICATIONS

FPUAnet Communications provides high quality, state-of-the-art fiber optic communication services, including dedicated fiber internet access and optical fiber links, such as dark fiber and bandwidth connections to businesses and institutions. As a leading member of the Research Coast Broadband Coalition, FPUAnet Communications seeks to interconnect the five-county region.

MAP OF FLORIDA SHOWING THE LOCATION OF FORT PIERCE


FORT PIERCE
UTILITIES AUTHORITY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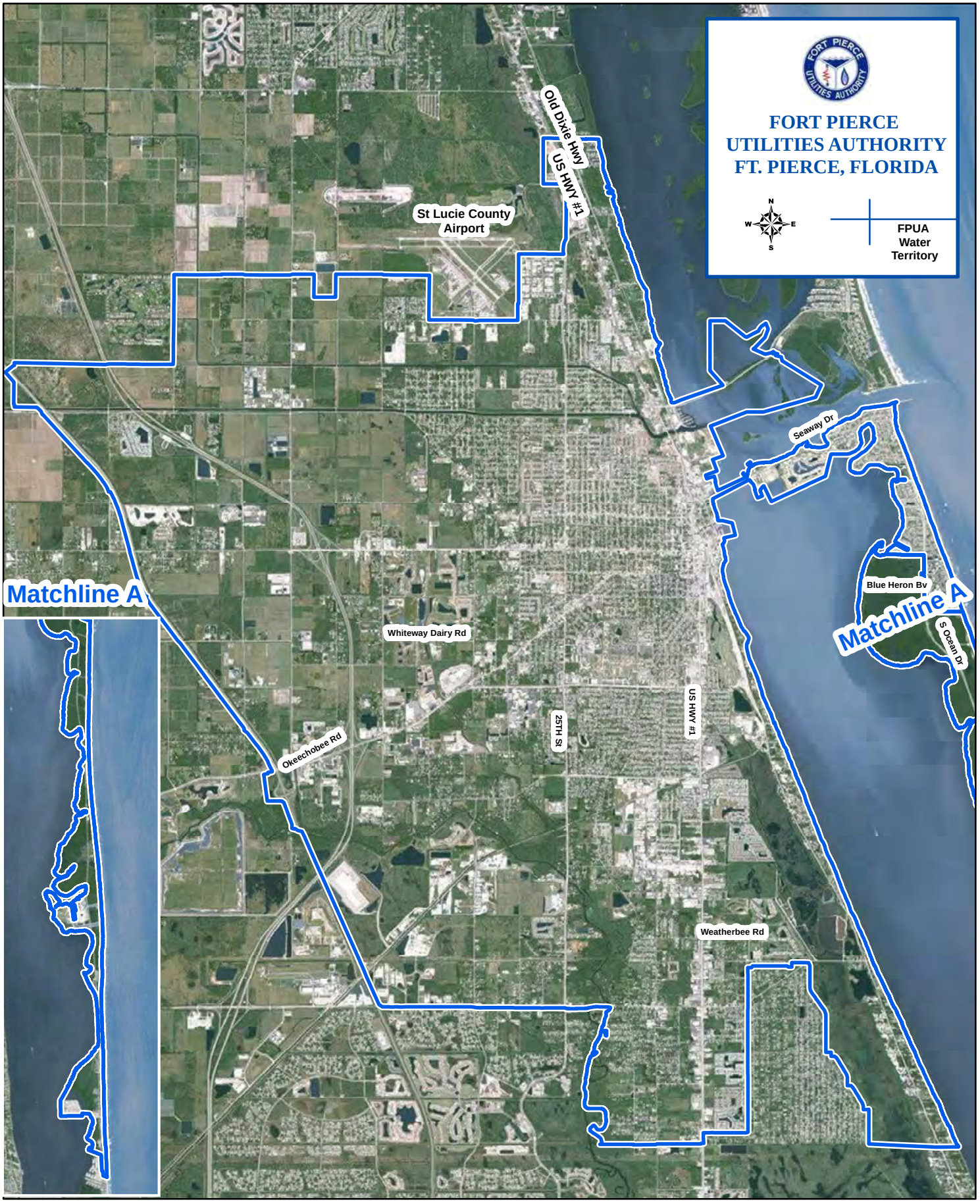
Indian River Dr
Ocean Dr
Midway Rd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St Lucie County
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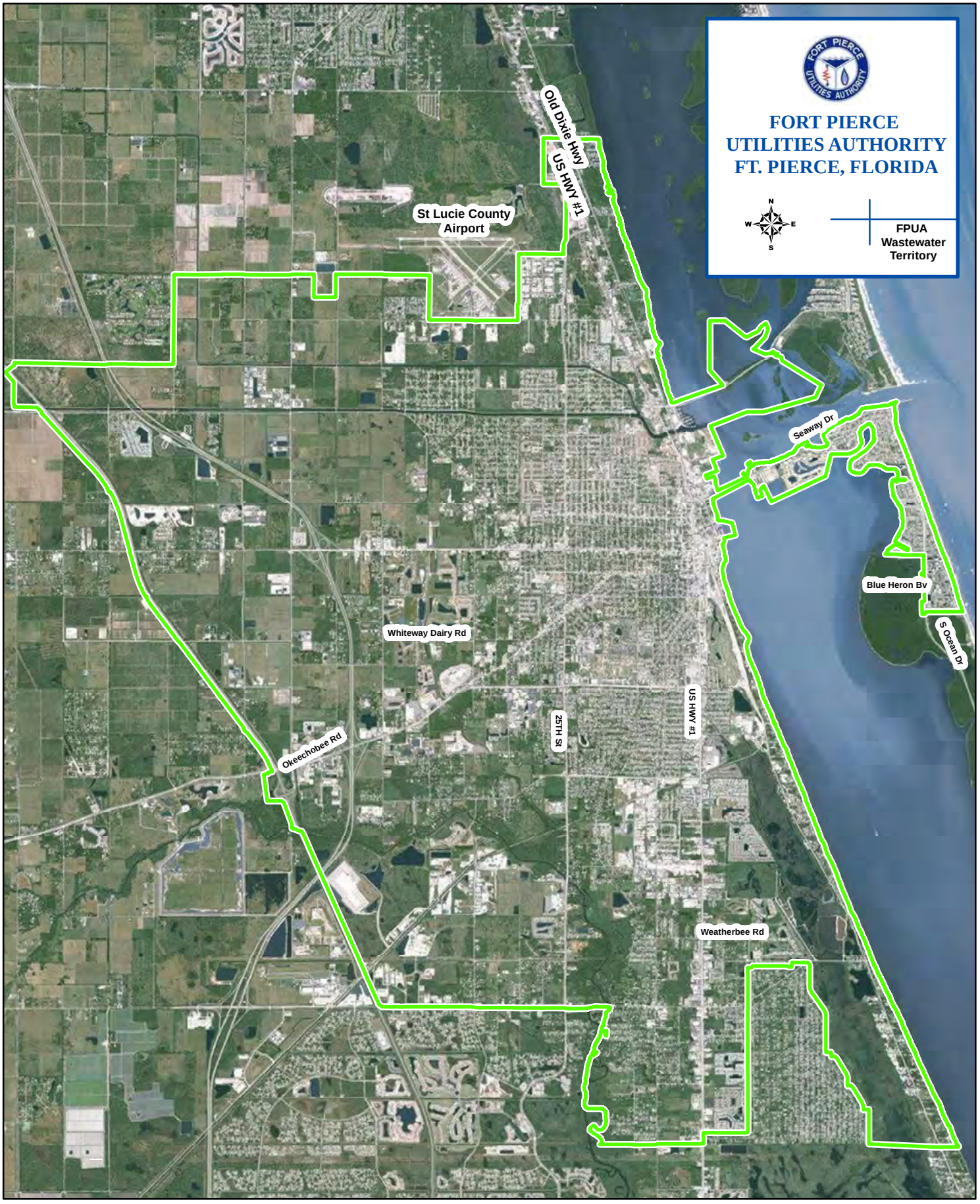
Whiteway Dairy Rd
Okeechobee Rd
25TH St
US HWY #1
Weatherbee Rd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St Lucie County
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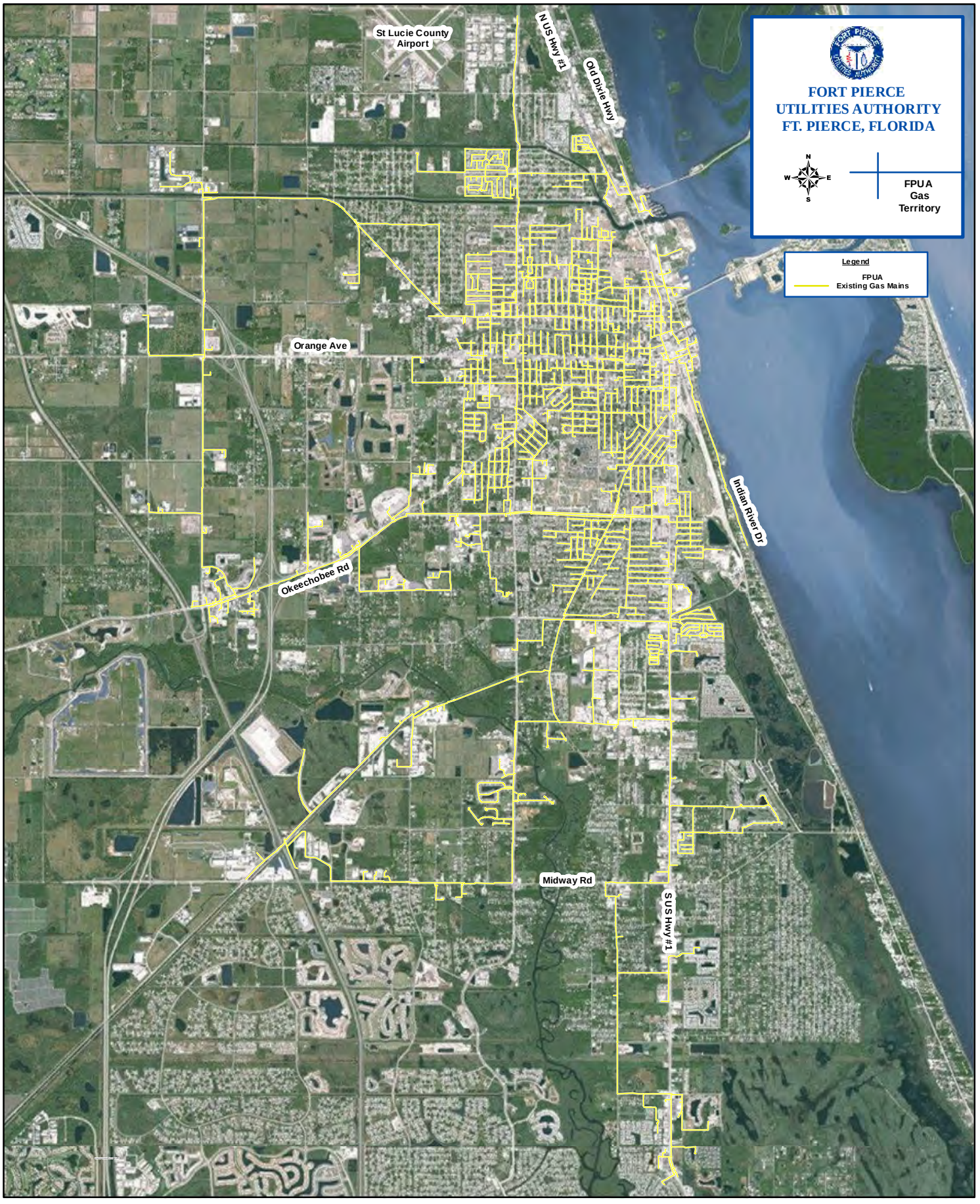
Blue Heron Bv
S Ocean Dr
Whiteway Dairy Rd
25TH St
US HWY #1
Okeechobee Rd
Weatherbee Rd


St Lucie County Airport
N US Hwy #1
Old Dixie Hwy
Orange Ave
Okeechobee Rd
Indian River Dr
Midway Rd
S US Hwy #1
FORT PIERCE UTILITIES AUTHORITY
FT. PIERCE, FLORIDA
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FPUA Gas Territory
Legend
FPUA Existing Gas Mains

REVENUE DEFINITIONS

OPERATING REVENUES

Sales Revenues

Residential Inside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, inside the city limits.

44010 Electric
46110 Water
47110 Wastewater
48000 Natural Gas

Residential Outside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, outside the city limits.

44020 Electric
46120 Water
47120 Wastewater
48020 Natural Gas

General Service Inside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial or industrial purposes, inside the city limits.

44250 Electric
46140 Water
47150 Wastewater
48100 Natural Gas

General Service Outside City – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial and industrial purposes, outside the city limits.

44260 Electric
46150 Water
47160 Wastewater
48120 Natural Gas

Rental Lights – Includes net billing for FPUA owned and maintained outdoor lighting.

44300 Residential Inside City
44320 Residential Outside City
44350 General Service Inside City
44360 General Service Outside City

REVENUE DEFINITIONS

44400 **Streetlights, Traffic Signals, & Sirens** – Net billing for electricity supplied and services rendered for the purposes of lighting streets, highways, parks and other public place, or for traffic or other signal system service, for municipalities or other divisions or agencies of state or federal governments.

Outside City Surcharge – An additional charge for electric, water, or wastewater service provided outside the city limits of the City of Fort Pierce, collected in accordance with FPUA resolutions and Florida Statutes; applies only to areas of unincorporated St Lucie County.

44610 Residential
44650 General Service

Heat Only – Includes the net billings for natural gas supplied to customers, specifically designed for heating purposes.

48030 Residential Inside City
48040 Residential Outside City
48130 General Service Inside City
48140 General Service Outside City

Unbilled Service Revenue – Represents an estimate of amounts consumed but not yet billed at the end of the fiscal year. This amount may be a credit or a debit, depending on whether the amount increased or decreased since the prior September 30.

44890 Residential
44900 General Service

PCA/PGA Billed – Power Cost Adjustment and/or Purchased Gas Adjustment billed to the customer.

44910 Residential
44915 General Service
44917 Gas Contracts

PCA/PGA Adjustment – The amount of Power Cost Adjustment and/or Purchased Gas Adjustment under- or over-recovered from the customer each month.

44920 Residential
44925 General Service

45400 **Rent from Electric Property** – Rents received for the use by others of land, buildings, and other property owned by the utility. Rental charged to telecommunications companies for use of FPUA-owned utility poles.

REVENUE DEFINITIONS

46300 **Unmetered Fire Protection** – Monthly charge for water service to private hydrants, sprinkler systems, hose cabinets, standpipes or any other device used exclusively for fire protection.

46600 **Sales for Resale** – Bulk water sales to St. Lucie County.

47230 **Revenue from Public Authorities** – Revenue received from St. Lucie County for wastewater collection services provided in bulk.

Other Operating Revenues

45000 **Penalty Charges** – Additional charges imposed because of the failure of customers to pay their utility bill on or before a specified date.

48800 **Miscellaneous Service Revenues –** Includes revenues from all miscellaneous services and charges billed to customers which are not specifically provided for in other accounts.

Field Contact – A charge to defray the cost of disconnecting and reconnecting utility service previously discontinued or ordered discontinued for cause or because of nonpayment of amounts due.

48801 Electric
48804 Natural Gas
48807 Water
48812 Sewer with Water

48833 **Gas Repairs & Maintenance** – A charge for gas maintenance, repair, and installation work performed by FPUA on a Customer's premises.

Initiation of Service Charges – A charge for the subsequent re-establishment of utility service to the premises where such service was previously disconnected without cause.

48834 Electric
48835 Gas

48836 **Disconnect Rental Light** – A charge for each outdoor security light fixture FPUA is requested to disconnect.

48838 **Tampering Charges** – Includes any fees applied to utility service accounts where cut/missing seal(s), meter tampering, theft of service, or unauthorized use has occurred.

REVENUE DEFINITIONS

Connection Charges – A customer service charge for the establishment of utility service to the premises where such service did not previously exist.

48839 Electric
48840 Water
48841 Wastewater
48846 Natural Gas

48842 **Returned Check Charges** – Revenues received from customers in an effort to recover any expenses associated with banking fees for insufficient funds, closed accounts, or other fees incurred as a result of a dishonored payment instrument.

48844 **Late Payment Charges** – A charge to defray the cost of dispatching field personnel to disconnect service for nonpayment of amounts due. The Late Payment Charge shall be applied to each account when the past due amount plus the Penalty Charge is not paid before FPUA prepares the bill for the month following the delinquent bill month. This charge is in addition to the Penalty Charge.

48845 **Write-Off Fees** – A charge to defray the cost of the collection of recovered bad debts.

48868 **Certified Letter Fees** – A charge applied to those customers who have advised the Authority in writing of the necessity for Life Sustaining Medical Equipment, and whose delinquent account requires certified letter notification of the disconnection of services.

49500 **Other Operating Revenue** – Includes all other operating revenue not specifically provided for in other accounts.

49510 **Site Plan Review Fees** – A charge applied to those private developers submitting project designs and permit applications to FPUA for review and approval in connection with the establishment of new utility service or expansion of existing services.

49520 **Guaranteed Revenue Charges** – Includes charges on any person desiring to receive a commitment to reserve water and/or wastewater capacity for future development from FPUA.

49525 **Accrued Guaranteed Revenue Charges** – Includes accrued charges on each new water and/or wastewater service connection for the re-payment of the proportionate carrying costs of water supply, wastewater treatment, and water and wastewater transmission facilities constructed or acquired in excess of those needed to serve current customers and that are held in reserve for future use by future customers.

49530 **Lien Fees** – A charge to cover the cost of processing the Capital Charge Installment Payment Agreement for new water/wastewater services and to cover the cost of recording the associated Release of Lien upon payment in full.

REVENUE DEFINITIONS

49563 **Strong Waste Fees** – Fees charged for wastewater discharged to the FPUA Wastewater System, which contain substances in excess of the standard strength for wastewater. This Excess Strength Surcharge is intended to defray the additional cost of receiving, transporting, and treatment of those substances.

49565 **Industrial WW Discharge Permits** – Fees charged for Industrial Pretreatment Permits, required if wastewater flows from the facility involve industrial processes.

49570 **Lift Station Maintenance Revenue** – Includes revenue received for the operation and maintenance of privately owned lift stations.

Manatee Observation & Education Center Revenues

41700 **Admissions** – Includes all children, adult and senior fees paid by visitors to the Manatee Observation and Education Center.

41710 **Donations - Schools** – Includes one time or recurring gifts from educational institutions to the Manatee Observation and Education Center.

41730 **FPUA Contribution** – Monthly contribution made to the Manatee Observation and Education Center in an amount equal to the Curator's compensation package, in accordance with the Memorandum of Understanding between the City of Fort Pierce, Fort Pierce Main Street, Inc. and FPUA.

41740 **Donations - Other** – All other donations received by the Manatee Observation and Education Center that are not otherwise classified specifically.

41745 **Barter Agreement** – The value of advertising services received from AT&T Advertising and Publishing at no cash cost.

41750 **Grant Revenue** – Grant revenue received from non utility operations; specific to MOEC.

41760 **Membership Income** – Includes all revenue associated with varied levels of annual membership fees offered to the public.

41770 **Fund Raising Income** – Represents all funds received as a direct result of the Manatee Observation and Education Center's fundraising activities.

41780 **Teaching Income & Camps** – Includes summer camps, weekend events, educational classes and other camps.

41785 **Boat Tour Income** – Comprised of all funds collected in exchange for various boat tours of the Indian River Lagoon.

41790 **Sales Gift Shop** – Includes all sales from the Manatee Observation and Education Center gift shop; both on site and through Internet purchases.

REVENUE DEFINITIONS

41791 **Shipping & Handling Internet** – Funds received by the Manatee Observation and Education Center designed to offset the expense of shipping items directly to customers.

FPUAnet Communications Revenues

44840 **Dedicated Internet Access** – Highly reliable fiber-optic-based Internet access with guaranteed bandwidth.

44860 **Wireless Broadband Internet Access** – Internet access through wireless connections.

44870 **Wireless Bandwidth Connections** – Data connections between sites through wireless connections.

48866 **Dark Fiber Transmission** – Point-to-point direct fiber optic links, without electronics.

48869 **Fiber Bandwidth Connections** – Data connections between sites through fiber optic connections.

48872 **Common Carrier Telecom Services** – Communication services made available to any local school, library, health care or other institution supported under the USAC within reach of current infrastructure.

NON - OPERATING

41570 **Gas Piping Revenue** – Amounts charged for privately owned natural gas piping installed by FPUA.

41580 **Appliance Sales** – Natural gas appliances sold to customers and installed by FPUA for private operation and maintenance.

41670 **Gas Piping Labor and Materials** – Costs associated with the installation of privately owned natural gas piping.

41680 **Cost of Appliances Sold** – Cost of water heaters and other appliances sold to customers.

41720 **FMPA TCEC O&M Contract Revenue** – Reimbursement of costs associated with staffing the Treasure Coast Energy Center, received from Florida Municipal Power Agency. It is assumed that all TCEC costs will be reimbursed, and that this system operates at no net cost to FPUA.

41800 **Non-Operating Rental Income** – Received in exchange for FPUA owned property that is leased to a third party.

41910 **Interest Income** – Interest earned on interest-bearing assets.

REVENUE DEFINITIONS

41950 **Net Change in Future Value of Investments** – The amount of the difference between the book value of an investment and its net realizable value.

42100 **Miscellaneous Non-Operating Income** – All non-operating revenues not specifically provided for in other accounts.

42110 **Gain on Property Disposition** – Gain on the sale, conveyance, exchange, or transfer of utility or other property to another.

42120 **Loss on Property Disposition** – The loss on the sale, conveyance, exchange or transfer of utility or other property to another.

42148 **Revenue for City Billing** – Monthly charge for sanitation billing services provided to the City of Fort Pierce.

49540 **Collection Allowance SLV** – Monthly charge for sanitation billing services provided to St. Lucie Village.

42200 **Grant Revenue** – Funds received from external agencies with specific restrictions and limitations on use and disbursement.

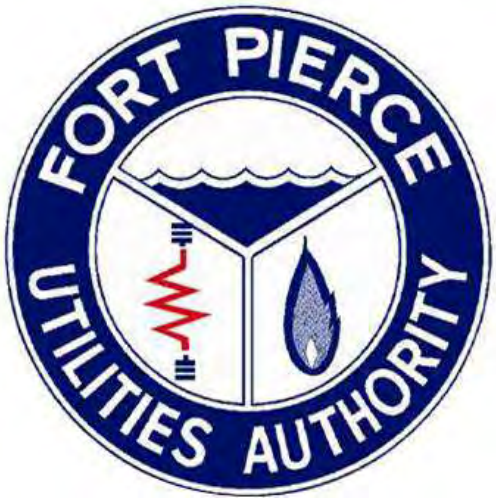
43400 **Extraordinary Income** – Gains of unusual nature and infrequent occurrence.

CAPITAL CONTRIBUTIONS

43701 **Contributed Capital Cash** – Capital received from developers or other agencies in the form of cash for the purpose of expanding or improving the utility operations.

43702 **Capital Improvement Charges** – Revenue designed to recover the capital costs associated with providing utility service(s) to new development(s).

43750 **Contributed Capital Non-Cash** – Capital received from developers or other agencies in a form other than cash for the purpose of expanding or improving the utility operations.


FORT PIERCE
UTILITIES AUTHORITY

OBJECT CODE DEFINITIONS

PERSONNEL SERVICES

1010 **Salaries & Wages** – Charges to this code are entered through the payroll system. Sick and vacation leave conversion, and standby pay are also charged to this code.

1020 **Overtime** – Charges to this code are entered through the payroll system.

CONTRACTUAL SERVICES

2110 **Advertising** – Costs of all types of advertising (e.g., classified, legal, informational and instructional, or promotional advertising). The advertising could be through newspapers, periodicals, the yellow pages, direct mail, or radio. The advertising could be for employment openings, public hearings, internet services, or natural gas. Fees paid to recruiters and incentive payments made for FPUAnet Communications are also coded here.

2122 **Rentals** – Cost of all rentals (e.g., uniforms, street saws, machines, tools, barricades, right-of-ways, alarm systems, building space, scaffolding, sandblasters, or chain saws).

2131 **Maintenance of Buildings** – Cost of repairs and improvements to, or maintenance of structures performed by outside vendors not under contract, (e.g., roof repairs, air conditioning repairs (not window units), door lock repairs, plumbing repairs, or painting). Improvements, maintenance or repairs performed by the Facilities department which become a permanent part of the structure are also coded here.

2132 **Maintenance of Vehicles** – Cost of parts, supplies and/or repairs and maintenance of vehicles and forklifts performed by outside vendors, including maintenance under contract.

2133 **Maintenance of Equipment** – Cost of repairs and maintenance of equipment by outside vendors not under contract (e.g., pumps, motors, window unit air conditioners, or computer equipment). Costs associated with the repair or maintenance are also charged to this code (e.g., postage, freight, or gasoline if an employee drives a significant distance to drop off or pick up the repaired equipment).

2136 **Relocations & Repairs - City** – Cost of repairs or services performed by the City of Fort Pierce.

OBJECT CODE DEFINITIONS

2139 **Maintenance Contracts** – Repairs and maintenance performed under an approved contract (e.g., copiers, tree trimming, welding, air conditioner repairs, elevator, lawn maintenance, pest control, fire extinguisher maintenance, mechanical integrity testing, or computer hardware and software maintenance contracts and renewals). Vehicle repairs and maintenance performed under a contract should be coded to object code 2132, Maintenance of Vehicles.

2140 **Postage** – Cost of mailing letters, bills, lab samples, and packages via U.S. Mail, Federal Express, UPS, etc. Postage or freight charges to mail parts or equipment for repairs are charged to object code 2133.

2151 **Printing** – Any forms, cards, or booklets printed by outside printers. This includes, but is not limited to, bills, bill inserts, door hangers and preprinted envelopes.

2161 **Professional Fees - Audit** – Fees paid to FPUA's independent CPAs for the annual audit.

2164 **Professional Fees** - **Consulting/Engineering** – Fees paid to consultants and engineers for services which will not result in a capital project (e.g., insurance consultant, rate consultant, financial advisor, R.W. Beck, or CH_2M Hill).

2165 **Temporary Labor** – Temporary services such as Synerfac Technical Staffing, MDT Personnel, Able Body Labor, Accountemps, or Labor Finders.

2166 **Professional Fees** - **Other** – Fees paid to attorneys, architects, credit agencies, armored transport services, security guards, offsite payment locations, microfilming and imaging, labs (testing samples), air emissions testing, testing of line workers' gloves, testing transformers, density tests, leak surveys/tests, Sunshine State One-Call, plumbing services for service lines, etc. Also includes amounts paid to outside vendors for retainer and services related to Information Technology Services.

2170 **Training** – Costs incurred for seminars, schools, conferences, textbooks and materials which involve training, including travel expenses (e.g., accommodations, meals, gas, mileage, or airfare). Memberships for the sole purpose of obtaining training or registration fees at discounted rates and reimbursements to employees for approved educational expenses are also coded here.

2171 **Travel** – Costs incurred for travel to meetings, conferences and trade shows that are not primarily instructional in nature, moving expenses, and interview travel. Includes gasoline purchased for out-of-town travel.

OBJECT CODE DEFINITIONS

2172 **Car Allowance** – Monthly costs for car allowance; charges to this code are entered through the payroll system.

2190 **Communications** – Cost of telephone and fax service, Internet service providers, cable and satellite television service, and Automatic Vehicle Locators (AVL).

2200 **Utilities** – Cost of electric, water, natural gas, wastewater, and garbage services paid to FPUA and other vendors.

2230 **Employee Relations** – Costs incurred for the benefit of employees, such as for the Christmas holiday luncheon, employee appreciation events, retirement celebrations and gifts, Thanksgiving holiday awards, funeral flowers, and non-uniform FPUA-provided shirts, as approved by the Director of Utilities.

2240 **Business Relations** – Meals or other expenses related to the conduct of day-to-day business (e.g., lunches with executives discussing FPUA business; tickets for Chamber of Commerce, United Way, or Economic Development Council events or meetings).

2250 **Community Relations** – Costs related to general public relations (e.g., educational videos, costs of informational field trips through FPUA facilities including refreshments, or hosting Pacer meetings).

2260 **Memberships - Professional** – Memberships in professional organizations (e.g., AICPA, FICPA, IIA, FMPA, FEPCG, FNGA, APPA, IEEE, FMUA, ASME, ICMA, GFOA, or WPCF), including costs associated with being commissioned as a notary.

2262 **Memberships - Civic** – Memberships in civic organizations (e.g., Kiwanis, Rotary, or Chamber of Commerce).

2290 **Billing - Housing Authority** – Rebate paid to the Fort Pierce Housing Authority (FPHA) for making utility payments to FPUA in one monthly check rather than FPUA having to collect payments from each individual FPHA tenant.

COMMODITIES

3311 **Office Supplies** – Items that cost less than $5,000, purchased for use in the office (e.g., pens, stationery, envelopes, staples, tape, pencils, chairs, file cabinets, toner cartridges, or paper).

3313 **Subscriptions** – Magazines, newspapers, periodicals, reference materials, etc.

3316 **Operating Supplies** – Items purchased for operations or maintenance of FPUA facilities (e.g., the initial purchase of software licenses, weed killer, safety equipment, radios, radio accessories, vests, signs, drill bits, compression tools parts, or flashlights). Replacement parts for hand tools, vehicle supplies, and

OBJECT CODE DEFINITIONS

meal allowances are charged to this code. Assets that do not meet the capitalization criteria are also coded here.

3320 **Chemicals** – Chemicals purchased for operations at the Water Treatment Plant, lift stations, and the Water Reclamation Facility.

3331 **Vehicle Supplies** – Costs of gasoline, oil, etc. for vehicles on routine FPUA business, as well as fuels used for emergency generators.

3340 **Small Tools** – Small tools purchased that cost less than $5,000, (e.g., hammers, screwdrivers, shovels, wrenches, saws, drills, sanders, or bolt cutters). Tools that cost more than $5,000 should be charged to capital codes. Replacement parts are charged to object code 3316.

3360 **Purchases for Resale** – Electricity, natural gas, water, and internet services purchased for resale to FPUA customers.

FIXED AND SUNDRY

4010 **Cost of Goods Sold** – Cost of merchandise sold at the Manatee Observation & Education Center.

4015 **Sales Discounts** – Discounts offered at the Manatee Observation & Education Center.

4020 **Cash (Over) Short** – Cash overages and shortages.

4050 **Retirement** – The employer's portion of the contribution made to the City of Fort Pierce Retirement & Benefit System on behalf of its employees.

4060 **FICA** – The employer's portion of Social Security and Medicare paid to the Internal Revenue Service on behalf of its employees.

4070 **Employees' Insurance** – The employer's cost of the amount paid for employees' health, life, AD & D, vision and dental insurance. Also includes vaccines for employees.

4080 **Employee Suggestions & Awards** – Compensation paid to employees for suggestions to improve FPUA operations, service awards, and safety awards.

4090 **Vacation Pay Expense** – The increase or decrease in the dollar value of vested vacation time accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

4100 **Sick Pay Expense** – The increase or decrease in the dollar value of vested sick leave accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

OBJECT CODE DEFINITIONS

4110 **Net OPEB Expense** – The actuarially determined normal cost of post employment healthcare benefits, plus the portion of the unfunded actuarial accrued liability amortized in the current period.

4509 **Other Taxes** – Non-ad valorem assessments on real property paid to St. Lucie County.

4510 **Gross Receipts Tax** – A tax on electric and natural gas gross receipts, less allowable exemptions, paid to the State of Florida.

4520 **Licenses & Permits** – Licenses necessary to operate FPUA facilities (e.g., water/wastewater permits, FPSC regulatory assessment fees, P.E. licenses, industrial certifications, operator certifications, maintenance of traffic certifications, or building permits for customer installations).

4531 **Contributions - Civic** – The contribution made toward the Manatee Observation and Education Center's operations, as well as to other civic organizations.

4600 **Workers' Compensation** – Premiums, deductibles and expenses paid under Workers' Compensation laws.

4610 **Property & Liability Insurance & Claims** – This code is used for premiums paid to insurance companies for property and liability policies, and the surety bond for the Director of Finance. Losses not covered by insurance, as well as expenses incurred in settlement of claims are charged to this code. Reimbursements from insurance companies or others for losses and expenses charged hereto shall be credited to this account.

4640 **Unemployment Claims** – Paid to the State of Florida for direct unemployment claims made by employees who have left FPUA employment.

4666 **Inventory Adjustments** – Adjustments to the inventory system for shortages and overages of inventory, based on actual counts. Obsolete inventory items are also charged to this code.

4700 **Utility Bad Debt Expense** – Write-offs of utility accounts receivable that are over 90 days past due. Payments on these accounts are credited to this code.

5710 **Storm Expenses** – Costs associated with preparation immediately before, and restoration after a hurricane.

5721 **Interest - Bonds** – Interest expense paid on bonds issued by FPUA.

5723 **Interest - Deposits** – Interest expense paid on customer utility security deposits.

5725 **Capitalized Interest** – Credit entry to reflect interest cost charged to capital projects.

OBJECT CODE DEFINITIONS

5729 **Interest - Other** – Interest paid on refunds or late fees.

5730 **Bank Charges** – Charges by various banks for paying principal and interest on bonds issued by FPUA and bank service charges for maintenance of checking accounts, credit card and electronic check charges.

5731 **Amortization of Bond Discount & Expense** – Allocation of bond discount, premium, and expense over the lives of bonds issued by FPUA.

9000 **Distribution to City of Fort Pierce** – Each year, FPUA pays to the City of Fort Pierce an amount equal to 6% of gross revenues, as defined by Article XII, Sec. 178(d) of the City Charter, derived from the operation of the utilities for the preceding fiscal year, unless the City Commission, by majority vote, agrees to accept a lesser percentage.

9005 **Duplicate Charges** – Electric bills for the Electric System are credited to this code and are not considered revenues.

9010 **Contingency** – Funds set aside for emergencies, only used when approved by the FPUA Board.

9030 **Depreciation** – Allocation of the cost of capital items over their estimated useful lives.

9050 **Extraordinary Expense** – Expenses that are deemed to be unusual in nature and whose occurrence is deemed to be infrequent.

GLOSSARY, ABBREVIATIONS & ACRONYMS

AADF – Annual Average Daily Flow

Accrual – The method of accounting that recognizes income when earned and expenses when incurred regardless of when cash is received or disbursed.

Accretion – The incremental increase in the value of FPUA's Capital Appreciation Bonds charged to interest expense over the life of the bonds.

ADSS – All-Dielectric Self-Supporting fiber optic cable, which contains no electrical conductors and is self-supporting for overhead installations.

AGRC – Accrued Guaranteed Revenue Charge is a fee imposed on new customers connecting to the water or wastewater system to cover the systems carrying costs that exceed the current need and that are held in reserve for future customer use.

AICPA – American Institute of Certified Public Accountants.

AMI – Advanced Metering Infrastructure

AMR – Automatic Meter Reading

APPA – American Public Power Association

ARP – FMPA's All Requirements Power Supply Project.

Asset – Property that has value.

ASME – American Society of Mechanical Engineers

AVL - Automatic Vehicle Locators

Balanced Budget – A budget in which projected expenses for a set period are matched by projected revenues for the same period.

BLKT – Blanket Capital Project

Bonded Debt – Debt evidenced by bonds and collateralized by pledge of and first lien on the net revenues of the combined systems carrying varying interest rates and due dates.

BRC – Budget Review Committee

Budget – A financial plan, generally for one fiscal year, presenting proposed expenses and an estimate of the necessary sources of funds; the Budget Document, as prepared and presented to the governing body.

Budgetary Control – The control of revenue and expense, and of changes in assets and liabilities, through the use of budgetary methods.

CABs – Capital Appreciation Bonds

CAD – Computer Assisted Drawing

CAFR – Comprehensive Annual Financial Report

GLOSSARY, ABBREVIATIONS & ACRONYMS

CAIDI – Customer Average Interruption Duration Index measures the average repair time experienced by the average customer during an interruption.

Capital Asset – Property having a useful life in excess of one year, with a unit cost of $5,000 or more which includes additions, replacements or improvements to land, buildings, structures, equipment, and facilities.

Capital Budget – The portion of the budget devoted to proposed additions to capital assets.

CBS – Core Business System

CCF – Hundred cubic feet

CDBG – Community Development Block Grant

CEP – Capital Equipment Plan

CIA – Contribution-in-Aid is cash or property contributed to the utility for specific capital projects funded in whole or in part by outside agencies.

CIC – Capital Improvement Charge is capital derived from developers and customers for improvements to their property. This source of funding is spent on capital which provides for growth and expansion.

CIP – Capital Improvement Plan

Contingency – Budgetary reserve set aside which is not earmarked for a specific purpose and may be used for emergencies or unforeseen costs during a budget year.

Capital Contributions – Cash or non-cash contributions of, or toward the purchase or construction of, capital assets. Capital Improvement Charges and Contribution-in-Aid are specific types of cash Capital Contributions.

CPA – Certified Public Accountant

CY – Calendar Year

DAF – Diffused Air Flotation

Debt Service – The principal repayment and interest expense associated with the retirement of outstanding debt.

Demand – The amount of electricity a customer or class requires from the system at a certain point in time.

DEP – Department of Environmental Protection

Depreciation – The periodic allocation of the cost of a capital asset over its useful life. Depreciation is a non-cash expense.

DHS – Department of Homeland Security

DIP – Ductile Iron Pipe

GLOSSARY, ABBREVIATIONS & ACRONYMS

DIW – Deep Injection Well

DOE – Department of Energy

DROP – Deferred Retirement Option Program

EAF – Equivalent Availability Factor is a measure that indicates the percentage of time an electric power generating unit was available for service during a period.

EDM – Electronic Document Management

Enterprise Fund – A fund established to account for operations 1) that are financed and operated in a manner similar to business enterprises, where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges or 2) where the governing body has decided the periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, and accountability of other purposes.

EOC – Emergency Operations Center located at 15305 W. Midway Road, Fort Pierce is the management hub for hurricane and other emergencies in St. Lucie County.

EPA – Environmental Protection Agency

ESC – Energy Services Center is an operations facility located at 1701 S. 37th Street, Fort Pierce which also serves as the FPUA Emergency Command Center during a storm or other emergency.

ESRI – Environmental Systems Research Institute

Expense – A use of financial resources to acquire goods or services consumed in a single year's current operations.

Extraordinary Items – Items distinguished by their unusual nature and by the infrequency of their occurrence.

FA – Fixed Asset

FAC – Florida Administrative Code

FDIC – Federal Deposit Insurance Corporation

FDEP – Florida Department of Environmental Protection

FDOT – Florida Department of Transportation

FEC – Florida East Coast Railroad

FEMA – Federal Emergency Management Agency

FEPCG – Florida Electric Power Coordinating Group

GLOSSARY, ABBREVIATIONS & ACRONYMS

FERC – Federal Energy Regulatory Commission is an independent federal agency within the Department of Energy with regulatory authority over wholesale electric and natural gas and which prescribes a type of accounting for electric and gas utilities.

FGU – Florida Gas Utility

FICPA – Florida Institute of Certified Public Accountants

Floridan Aquifer – A source of water supply used for drinking water located approximately 1,000 feet underground.

Floridan Wells – Deep wells drilled for the specific purpose of accessing the Floridan Aquifer.

FM – Force Main

FMEA – Florida Municipal Electric Agency

FMPA – Florida Municipal Power Agency

FPL – Florida Power & Light Company

FPRA – Fort Pierce Redevelopment Agency

FPSC – Florida Public Service Commission

FPUA – Fort Pierce Utilities Authority

FRCC – Florida Reliability Coordinating Council, Inc.

Frequency (Injury/Illness Incidence Rate) – The number of recordable medical cases multiplied by 200,000 (base for 100 full-time workers – 40 hours per week and 50 weeks per year), the product of which is divided by the number of hours worked. The result represents the total number of injuries and illnesses per 100 full-time workers for a calendar year.

Fund – In governmental accounting, a sum of money, and often other assets constituting a separate accounting entity, created and maintained for a particular purpose and having transactions subject to legal or administrative restrictions. The double-entry accounts are self-balancing, from which a balance sheet and operating statement may be prepared. A separate budget is provided for each fund.

Funds – Cash, securities, or other liquid assets available to be expended for other uses such as operating expenses, debt retirement, capital outlays, etc.

FY – Fiscal Year is the budget year which runs from October 1 through September 30.

FYTD – Fiscal Year-to-date

GAAP – Generally Accepted Accounting Principles which include the standards, conventions, and rules accountants follow in recording and summarizing transactions, and in the preparation of financial statements.

GASB – Governmental Accounting Standards Board

General Service – Revenue derived from a nonresidential customer.

GLOSSARY, ABBREVIATIONS & ACRONYMS

GFOA – Government Finance Officers Association

GIS – Geographical Information System

GPS – Global Positioning System

GRC – Guaranteed Revenue Charge is a fee imposed on developers in return for system expansion, where the demand for capacity is reserved for their future site expansions.

GSAP – Gas Supply Acquisition Project

GSF – The Gross Square Footage indicator is expressed as a ratio of annual facilities maintenance operating expenses to the gross square feet of the facilities.

GSLD – General Service - Large Demand Electric Service

GUE – The Gross Utility Expense Index is expressed as a ratio of annual facilities maintenance operating expenses to the gross utility expenses.

ICMA – International City/County Management Association

IEEE – Institute of Electrical & Electronic Engineers

IIA – Institute of Internal Auditors

IP – Internet Protocol

IPP – Industrial Pre-treatment Program is a regulatory program resulting from the Clean Water Act that requires the pretreatment of process wastewater from industry that would otherwise cause interference or pass-through of the FPUA Water Reclamation Facility, or would endanger employee or public health.

IRSC – Indian River State College

IVR – Interactive Voice Response

IWRF – Island Water Reclamation Facility

kV – Kilovolt is equal to 1,000 volts.

kVA – Kilovolt Amperes is a basic measure of electrical power. It is equal to 1,000 volt-Amperes which is defined as the apparent power carried by FPUA's electric utility plant to deliver the real power (measure in kilowatts – kW) needed by its customers. In alternating current (AC) circuits, the voltage and current are typically out of phase with each other causing the apparent power to be greater than the real power. This phase difference is commonly known as power factor (pf). kW is equal to kVA multiplied by the power factor [kW=kVA x pf].

kW – Kilowatt is a measure of electric power equal to 1,000 watts.

kWh – Kilowatt Hour is a measure of electric power consumption equal to that expended by one kilowatt of energy flowing for one hour.

L-BAR – L-Bar measures the average length of a single outage or service interruption.

GLOSSARY, ABBREVIATIONS & ACRONYMS

Liability – Debt or other legal obligation arising out of a transaction in the past, which must be liquidated, renewed, or refunded at some future date.

LS – Lift Station

MAIFI – Momentary Average Interruption Frequency Index event is a measure of the average momentary interruption events per average customer.

MCC – Motor Control Center

MG – Million gallons

MGD – Million gallons per day

MW – Megawatt is a measure of electric power equal to 1,000,000 watts or 1,000 kilowatts.

MWh – Megawatt hour is a measure of electric power consumption equal to one megawatt of energy flowing for one hour.

MIR – Meter Installer/Remover

Miscellaneous Service Revenue – An amount designed to recover some of the fixed costs of providing service, whether or not any energy or gas is consumed, or water used, such as disconnect, reconnect, or temporary service fees.

MIT – Mechanical Integrity Test

MOEC – Manatee Observation and Education Center

MSBU – Municipal Services Benefit Unit

MWRF – Mainland Water Reclamation Facility

NARUC – National Association of Regulatory Utility Commissioners; prescribes a type of accounting for water and wastewater utilities.

Net Assets – Net Assets is the net worth of a company and is equal to the total assets minus the total liabilities.

Net Metering – Net metering is a service that permits customers to offset part or all of their electric needs with their own renewable generating systems. Net metering promotes the development of renewable energy by allowing customers to use their own generation on-site, and to sell any excess generation to their electric utility.

NERC – North American Electric Reliability Corporation

NESC – National Electric Safety Code

NG – Natural Gas

NPDES – National Pollutant Discharge Elimination System

Object Code – An account to which an expense is recorded in order to accumulate and categorize those expenses.

GLOSSARY, ABBREVIATIONS & ACRONYMS

O&M Budget – Operations and Maintenance Budget is the budget covering annual revenue and expense.

OH – Overhead

OPEB – Other Post-Employment Benefits are post-employment benefits other than pension benefits which are provided for separately.

Operations and Maintenance Costs – Also known as O&M costs, these are the expenses of the day-to-day operations assigned to the current operating period.

OPGW – Optical Ground Wire performs two overhead functions: 1) grounding lightning strikes, and 2) provides communications through a fiber optic core.

OSHA – Occupational Safety and Health Administration

PCA – Power Cost Adjustment is a portion of the total monthly electric usage charge; adjusts the bill so the bill includes the estimated purchased power costs for the period plus any true-up ± from previous periods.

PCB – Polychlorinated biphenyl

P.E. – Professional Engineer

Personnel Services – Costs related to compensating employees including salaries and wages, and overtime.

PGA – Purchased Gas Adjustment is a portion of the total monthly gas usage charge; adjusts the bill so the bill includes the estimated purchased gas costs for the period plus any true-up ± from the previous periods.

PGP – Public Gas Partners, Inc. is a Georgia not-for-profit corporation whose mission is to acquire reliable and economical long-term gas supplies for participating agencies and large public natural gas or power systems. PGP was formed to secure gas supplies through reserve acquisitions and/or secure prepayments and also may acquire storage assets and other strategic assets.

PLC – Programmable Logic Controller

PRMG – Public Resource Management Group, located in Maitland, Florida, is a consultant group retained by FPUA to conduct rate studies within the various systems.

PSC – Florida Public Service Commission

POA – Purchase Order Authorization

PVC – Polyvinylchloride

RAS – Return-Activated Sludge

Resolution – A formal decision adopted by the board, after voting, to proceed with an action or course of action, method or procedure.

GLOSSARY, ABBREVIATIONS & ACRONYMS

Restricted Assets – Generally cash and other liquid assets restricted as to use by legal constraints such as bond covenants.

Revenue – Proceeds from the sale of commodities and services, interest earnings, and rents.

Revenue Bonds – Securities for which debt service payments are generated from a specific revenue source.

R&R – Renewal & Replacement

RO – Reverse osmosis

ROW – Right of Way

SAIDI – System Average Interruption Duration Index which measures the average duration of the interruptions for the average customer.

SAIFI – System Average Interruption Frequency Index which measures the average frequency of interruptions for the average customer.

SCADA – Supervisory Control and Data Acquisition System, a computer system used to control and monitor lift stations; electric, gas, and water transmission and distribution; water wells; and wastewater collection.

Severity (Lost Workday Incidence Rate) – The number of lost workdays due to recordable medical cases multiplied by 200,000 (base for 100 full-time workers – 40 hours per week and 50 weeks per year), the product of which is divided by the number of hours worked. The result is a benchmark, which is used to compare lost workdays for a calendar year.

SFWMD – South Florida Water Management District

SR – State Road

STD – Standard Capital Project

Specific Authorization – A contract for professional services as defined by the Consultants' Competitive Negotiation Act.

Strategic Management – A type of management to determine mission, vision, values, goals, objectives, roles and responsibilities, timelines, etc.

Surficial Aquifer – A source of water supply used for drinking water located approximately 100 feet underground.

Surficial Wells – Wells drilled to approximately 100 feet deep to access the Surficial Aquifer.

T&D – Transmission and Distribution

Task Order – A contract for professional services based on a unit price contract.

TCEC – Treasure Coast Energy Center

TCERDA – Treasure Coast Education, Research & Development Authority

GLOSSARY, ABBREVIATIONS & ACRONYMS

TR – Transmission Relay

TX – Transformer

UG – Underground

UPC – Unit-Price Contract

UPS – Uninterruptible Power Supply

VAR – Voice Activated Response

VFD – Variable Frequency Drive

VoIP – Voice-over Internet Protocol

VPN – Virtual Private Network

WAS – Waste-Activated Sludge

Watt – The rate of work represented by a current of one ampere under a pressure of one volt and taken as the standard in the United States.

WBN – Wireless Broadband Network

WPCF – Water Pollution Control Federation

WRF – Water Reclamation Facility

WTP – Water Treatment Plant

WUP – Water Use Permit

W/WW – Water/Wastewater

YTD – Year-to-date

PERFORMANCE INDICATORS - LAST TEN YEARS

	ORIGINAL BUDGET FY 2015	AMENDED BUDGET FY 2014	ACTUAL FY 2013
SAFETY *			
Frequency Rate (calendar year)	5.00	3.00	4.10
Severity Rate (calendar year)	50	48	48
Workers' Compensation Experience Modification Factor	0.79	0.87	0.92
FINANCIAL			
Debt Service Ratio (12 months ended)	2.06	2.19	2.51
Operating Ratio	0.97	0.92	0.91
Average Residential Billing:			
Electric (1000 kWh)	$123.84	$116.84	$122.84
Water (6,000 gallons)	$33.19	$33.19	$32.00
Natural Gas (13 ccf)	$32.12	$32.12	$31.65
Wastewater (6,000 gallons)	$48.24	$48.24	$47.46
HUMAN RESOURCES			
Overtime Ratio	0.046	0.046	0.420
Sick Leave Ratio	0.034	0.034	0.340
Overtime vs. Annual Overtime Budget	100.0%	100.0%	107.5%
Training Hours vs. Regular Hours Worked	2.3%	2.3%	2.5%
Training Dollars vs. Budgeted Salary Dollars	1.9%	2.1%	1.8%
Annual Turnover Rate*	10.0%	11.3%	13.3%
CUSTOMER SERVICE			
Number of connections	17,000	16,000	16,001
Number of disconnections	15,000	15,000	15,206
Number of accounts to collection agency	2,000	2,000	1,584
Amount of accounts written off			
Electric	$211,000	$211,000	$182,006
Water	$38,000	$38,000	$32,638
Natural Gas	$3,000	$3,000	$2,374
Wastewater	$34,000	$34,000	$29,294
Customer Charges	$13,000	$13,000	$11,181
Communications	$1,000	$1,000	$231
Number of service orders			
Started	51,000	51,000	44,205
Completed	51,000	51,000	44,224

* Frequency Rate and Severity Rate indicators are presented on a calendar year basis.

PERFORMANCE INDICATORS - LAST TEN YEARS

ACTUAL FY 2012	ACTUAL FY 2011	ACTUAL FY 2010	ACTUAL FY 2009	ACTUAL FY 2008	ACTUAL FY 2007	ACTUAL FY 2006
4.90	3.60	1.20	1.50	3.70	4.10	4.40
24	122	61	21	126	18	26
1.25	1.11	1.28	0.95	1.00	1.00	0.89
2.41	2.55	2.80	2.74	2.71	2.35	2.29
0.91	0.92	0.91	0.91	0.95	0.95	0.97
$123.84	$125.84	$139.84	$149.84	$149.84	$114.00	$119.00
$30.03	$29.32	$28.62	$28.62	$27.25	$26.46	$23.51
$31.09	$32.21	$31.54	$30.89	$40.63	$29.60	$35.10
$46.33	$45.19	$44.06	$44.06	$41.95	$38.51	$34.91
0.040	0.036	0.040	0.039	0.050	0.040	0.061
0.034	0.039	0.042	0.034	0.036	0.035	0.033
100.5%	89.7%	80.0%	84.3%	101.5%	99.5%	172.3%
1.5%	1.6%	2.3%	2.8%	3.1%	5.0%	3.5%
1.2%	1.3%	1.2%	1.6%	1.5%	1.3%	3.0%
6.8%	9.1%	6.3%	8.7%	4.8%	10.1%	15.6%
16,360	16,077	17,441	17,956	14,820	9,823	12,312
15,419	15,038	16,300	16,137	11,734	4,744	1,288
1,535	1,888	2,240	2,233	1,880	2,876	1,453
$253,362	$197,638	$390,702	$360,046	$340,472	$226,878	$391,046
$45,434	$35,433	$70,061	$64,559	$61,069	$40,744	$46,835
$3,308	$2,582	$5,104	$4,698	$4,435	$2,944	($1,954)
$40,780	$31,805	$62,886	$57,951	$54,816	$36,587	$33,327
$15,563	$12,136	$23,993	$16,354	$17,292	$15,434	$12,674
$321	$249	$495	$454	$428	$318	$757
39,960	42,580	47,328	64,640	61,974	55,217	49,775
39,953	42,794	47,243	65,166	61,907	55,706	50,413

PERFORMANCE INDICATORS - LAST TEN YEARS

	ORIGINAL BUDGET FY 2015	AMENDED BUDGET FY 2014	ACTUAL FY 2013
INFORMATION TECHNOLOGY SERVICES **			
Number of work orders completed	3,750	3,750	3,348
Number of work stations supported	335	330	344
COMPONENT COSTS			
Water Treatment Plant			
$ / 1,000 gallons raw water	$1.99	$1.96	$1.90
Water Reclamation Facility			
$ / 1,000 gallons effluent	$2.67	$3.11	$1.93
Electric T&D			
$ / mile of T & D lines	$22,552.22	$21,959.56	$20,516.14
$ / number of services	$29.53	$28.76	$27.41
Water Distribution			
$ / 1,000 gallons billed	$1.93	$1.92	$1.82
$ / number of services	$20.64	$20.04	$19.44
Wastewater Collection			
$ / 1,000 gallons billed	$2.83	$2.78	$3.87
$ / number of services	$23.07	$22.68	$31.61
Natural Gas Distribution			
$ / 1,000 ccf billed	$0.70	$0.69	$0.40
$ / number of services	$53.92	$53.12	$31.89
Lift Stations			
$ / 1,000 gallons billed	$0.75	$0.75	$0.80
$ / number of services	$6.15	$6.15	$6.53
Industrial Pre-Treatment			
$ / Customers	$816.67	$816.67	$698.46
FPUAnet Communications			
$ / Customers	$287.59	$293.91	$306.83
Administration			
$ / number of services	$15.66	$15.71	$15.74

** Statistics for Information Technology Services and FPUAnet Communications unavailable prior to FY 2007.

PERFORMANCE INDICATORS - LAST TEN YEARS

ACTUAL FY 2012	ACTUAL FY 2011	ACTUAL FY 2010	ACTUAL FY 2009	ACTUAL FY 2008	ACTUAL FY 2007	ACTUAL FY 2006
4,638	5,420	4,518	4,119	8,940	8,514	N/A
352	346	400	397	399	380	N/A
$1.80	$1.79	$1.92	$1.79	$1.85	$1.40	$1.40
$2.07	$2.45	$2.56	$2.40	$1.99	$1.94	$1.71
$23,742.33	$24,841.57	$20,585.55	$21,579.20	$27,765.81	$24,430.86	$31,929.00
$31.57	$30.95	$25.99	$26.71	$28.17	$26.35	$22.91
$1.59	$1.54	$2.46	$2.20	$1.67	$1.44	$1.17
$18.14	$17.79	$27.92	$24.24	$18.58	$19.08	$17.60
$2.65	$2.86	$2.11	$1.78	$1.32	$1.13	$0.96
$21.98	$24.34	$18.20	$15.55	$12.29	$12.53	$11.73
$0.62	$0.57	$0.57	$0.60	$0.64	$0.92	$1.54
$32.90	$33.36	$32.89	$33.33	$35.51	$48.96	$84.86
$0.74	$0.76	$0.71	$0.69	$0.62	$0.52	$0.51
$6.17	$5.97	$6.14	$6.02	$5.80	$5.74	$6.30
$793.71	$1,246.28	$793.86	$614.11	$779.74	$840.66	$1,107.30
$275.98	$325.26	$320.54	$185.64	$238.43	$174.88	N/A
$16.01	$17.15	$18.17	$16.31	$16.46	$17.09	$18.13

PROPERTY VALUE AND TOTAL TAX ASSESSED VALUE
LAST TEN YEARS

	REAL (COMMERCIAL) PROPERTY	PERSONAL (RESIDENTIAL) PROPERTY	CENTRALLY ASSESSED PROPERTY	LESS: HOMESTEAD EXEMPTION	TOTAL TAX ASSESSED VALUE
2013	$ 2,375,689,997	$ 192,499,439	$ 7,381,630	$ 707,571,187	$ 1,867,999,879
2012	$ 2,463,908,875	$ 209,865,288	$ 7,135,634	$ 707,684,181	$ 1,973,225,616
2011	$ 2,582,341,713	$ 241,596,029	$ 6,734,681	$ 696,878,963	$ 2,133,793,460
2010	$ 2,539,072,299	$ 183,522,400	$ 11,900,267	$ 441,744,364	$ 2,292,750,602
2009	$ 2,873,362,731	$ 205,905,211	$ 18,164,297	$ 286,847,886	$ 2,810,584,353
2008	$ 3,002,624,903	$ 214,832,817	$ 14,072,164	$ 169,294,535	$ 3,062,235,349
2007	$ 2,702,985,715	$ 181,290,747	$ 11,355,976	$ 161,885,441	$ 2,733,746,997
2006	$ 1,646,709,160	$ 170,369,946	$ 9,995,714	$ 157,605,955	$ 1,669,468,865
2005	$ 1,352,991,854	$ 138,788,961	$ 8,997,426	$ 163,126,268	$ 1,337,651,973
2004	$ 1,092,799,271	$ 139,004,863	$ 7,691,877	$ 160,718,229	$ 1,078,777,782

Source:
City of Fort Pierce Comprehensive Annual Financial Report

DISTRIBUTION TO THE CITY OF FORT PIERCE AND SYSTEM RATE INCREASES (DECREASES) LAST TEN YEARS

	DISTRIBUTION PAID TO THE CITY *	RATE INCREASES (DECREASES)			
		ELECTRIC	WATER	NATURAL GAS	WASTEWATER
FY 2014	$5,605,157	(0.9%)	3.7%	1.6%	1.6%
FY 2013	$5,365,879	(3.3%)	6.5%	2.4%	2.4%
FY 2012	$4,767,268	-	2.5%	2.5%	2.5%
FY 2011	$5,125,280	(4.2%)	2.5%	2.5%	2.5%
FY 2010	$4,853,329	-	-	-	-
FY 2009	$5,045,811	-	5.0%	5.0%	5.0%
FY 2008	$4,951,964	3.0%	3.0%	9.0%	9.0%
FY 2007	$4,208,790	6.0%	12.0%	-	10.0%
FY 2006	$4,651,977	-	-	-	-
FY 2005	$4,585,395	-	-	9.0%	-

* Based on prior fiscal year revenue, as defined by Fort Pierce City Charter, Article XII, Sec. 178 (d)

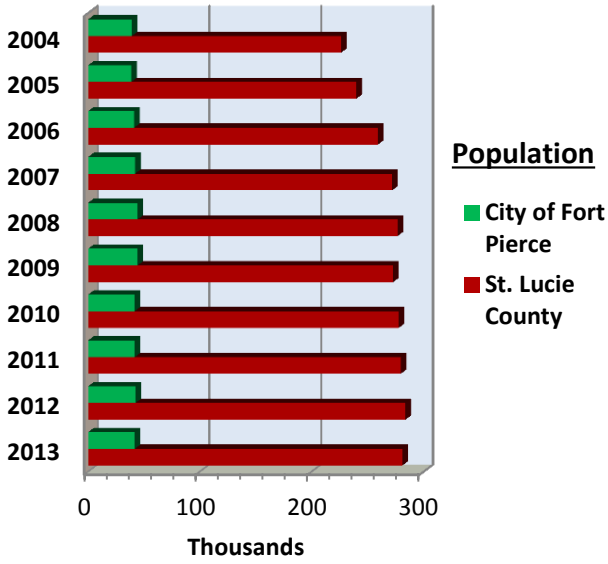
DEMOGRAPHIC STATISTICS - LAST TEN YEARS

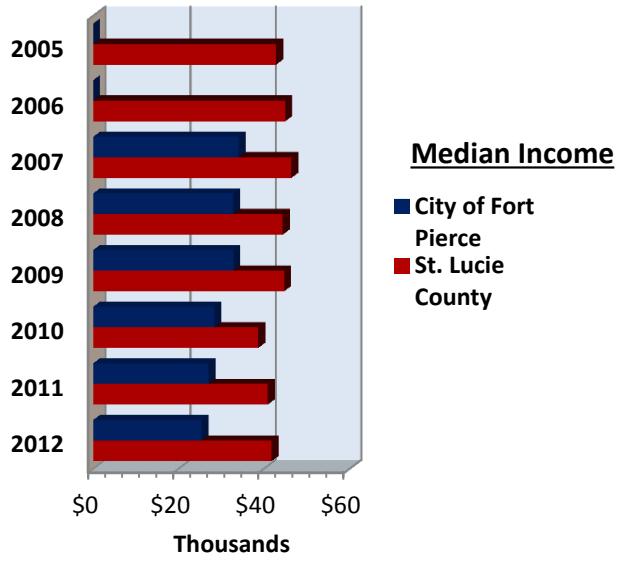
	City of Fort Pierce Population[1]	City of Fort Pierce Median Income[2]	St. Lucie County Population[1]	St. Lucie County Median Income[2]
2013	41,729	N/A	281,151	N/A
2012	42,328	$25,382	283,866	$41,785
2011	42,169	$27,023	279,696	$40,898
2010	41,590	$28,363	277,789	$38,671
2009	44,251	$32,793	272,864	$44,739
2008	44,227	$32,776	276,585	$44,414
2007	41,972	$34,083	271,961	$46,411
2006	41,102	N/A	259,315	$44,974
2005	38,569	N/A	240,039	$42,847
2004	39,044	N/A	226,216	N/A

[1] Source University of Florida, Bureau of Business & Economic Research.

[2] Source Census Bureau American Community Survey http://factfinder2.census.gov

N/A Not Avaliable





CITY OF FORT PIERCE HOUSEHOLD STATISTICS - LAST SEVEN YEARS

	Total Households	Family Households	Non-family Households	Average Household Size	Households 1 or more Under 18	Households 1 or more Over 65
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	15,765	9,583	6,182	2.64	5,215	4,477
2011	15,200	9,504	5,696	2.70	4,987	4,236
2010	14,856	9,643	5,213	2.74	4,895	4,236
2009	14,872	9,443	5,429	2.77	4,810	4,639
2008	14,209	8,666	5,543	2.66	4,710	4,386
2007	14,331	8,896	5,435	2.75	4,949	4,402

Source Census Bureau American Community Survey http://factfinder2.census.gov

N/A Not Avaliable

City Commission Regular Meeting **Agenda Item # 11. b.**

Meeting Date: 08/18/2014

Re: Comprehensive Gang Model Presentation

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

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SUBJECT:

Presentation on the Comprehensive Gang Model

SUMMARY:

Chief Baldwin has worked with the Roundtable of St. Lucie County and other community partners to build upon the Restoring the Village initiative and develop a long term solution to gang violence in our community. The Roundtable has adopted the Office of Juvenile Justice and Delinquency Prevention's Comprehensive Gang Model as the primary strategy for addressing gang violence in St. Lucie County, with initial priority being focused in Fort Pierce's Lincoln Park Community. The purpose of this presentation is to provide the City Commission with an overview of the model and an update on progress being made to implement the plan.

RECOMMENDATION:

No formal action is required.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

R. Sean Baldwin, Chief of Police

COORDINATED WITH:

Roundtable of St. Lucie County

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There is no specific request for funding at this time. The police department has applied for multiple grants, and is working with community partners to provide funding for implementation.

Attachments

CGM Presentation

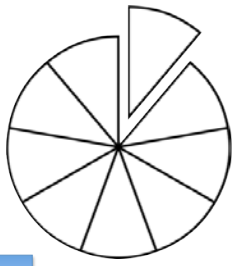
Roundtable of St. Lucie County
LEADERS UNITED FOR CHILDREN

Comprehensive Gang Model

Fort Pierce City Commission

August 18, 2014

Restoring The Village



- Law Enforcement
- Employment
- Education
- Parenting
- Health
- Church
- Youth Activities
- Mentoring

Comprehensive Gang Model Training

Delegation from St. Lucie attended *Comprehensive Gang Model* Training provided by OJJDP and the National Gang Center in March 2014:

- Chief Sean Baldwin, Fort Pierce Police Department
- Executive Director Christine Epps, Roundtable of St. Lucie County
- Assistant U.S. Attorney Shaniek Maynard, U.S. Attorney's Office
- Deputy Administrator Clint Sperber, Health Department – St. Lucie County
- Chief Probation Officer Wyde'a Wilson, Department of Juvenile Justice
- Superintendent Genelle Yost, St. Lucie County Public Schools

County officials to attend anti-gang training

By Elliott Jones
elliott.jones@scripps.com
772-978-2226

FORT PIERCE – A team of St. Lucie County public officials will be attending federal anti-gang training sessions this week as part of a growing counteroffensive against violence among youths and young adults.

Last year's gunfire and murders in and around north Fort Pierce's Lincoln Park neighborhoods prompted a public outcry for finding ways to stop violence in the area.

Five community leaders, including the police chief and schools superintendent, will be in Dallas from Tuesday to Thursday for presentations from the National Gang Center and the Office of Juvenile Justice and Delinquency Prevention.

Police Chief Sean Baldwin organized the group.

See GANGS, 17A

COMPREHENSIVE GANG MODEL

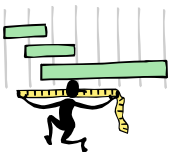
A <u>comprehensive</u> response to a <u>chronic</u> community problem.

Comprehensive Gang Model

- A MODEL that guides communities step-by-step through the implementation of a comprehensive community-wide strategy
    1. Assessment and Planning
    2. Capacity Building
    3. Implementation
- Developed by the Office of Juvenile Justice and Delinquency Prevention (OJJDP) and Supported by the National Gang Center

Key Attributes

Focused



Scalable

Flexible

Collaborative

Compatible

Implementation / Evaluation Sites*

Early Evaluation Sites

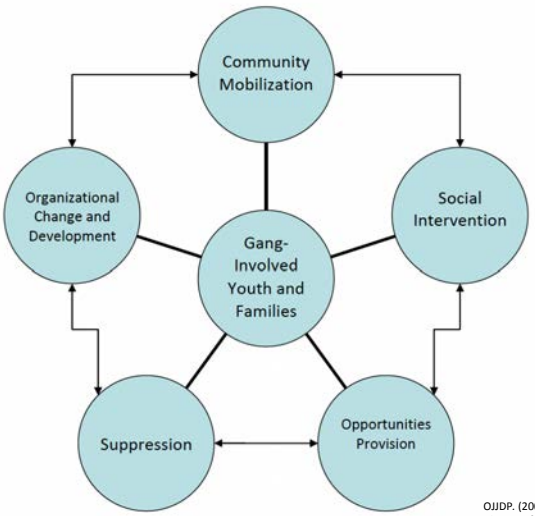
- Bloomington, IL
- San Antonio, TX
- Riverside, CA
- Mesa, AZ
- Tucson, AZ
- Houston, TX
- Richmond, VA
- Los Angeles, CA
- North Miami Beach, FL
- Milwaukee, WI

Most Recent Implementations

- Denver, CO
- Syracuse, NY
- Tacoma, WA
- Newport News, VA
- North San Diego, CA
- 3 Sites in Canada

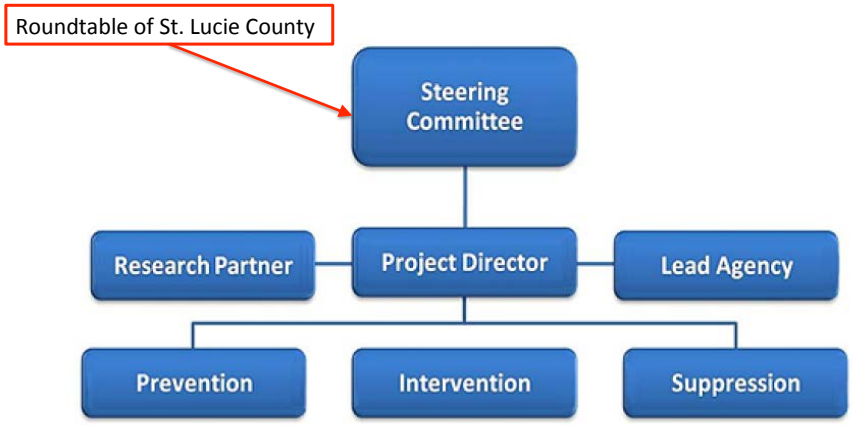
*Not all Sites Listed

Five Core Components



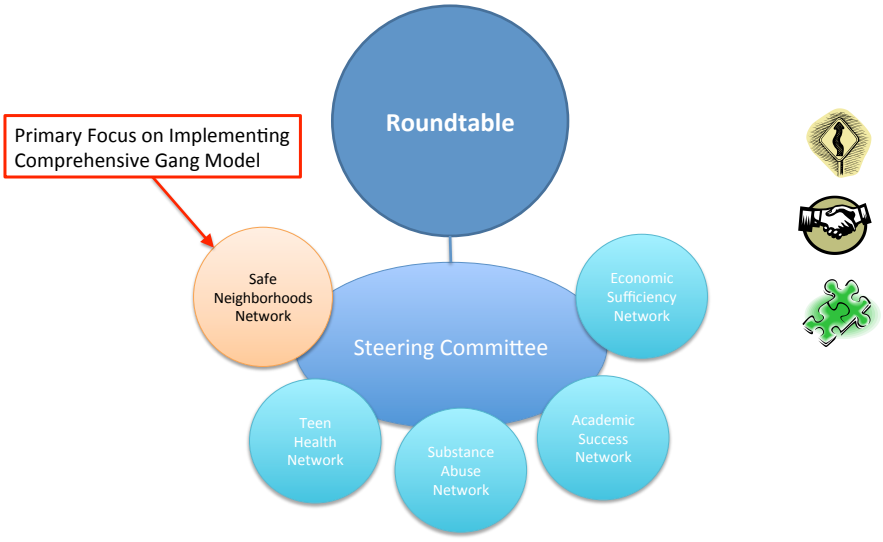
OJJDP. (2009) *Comprehensive Gang Model: Planning for Implementation*. Exhibit 4.1, p 21

Administrative Structure

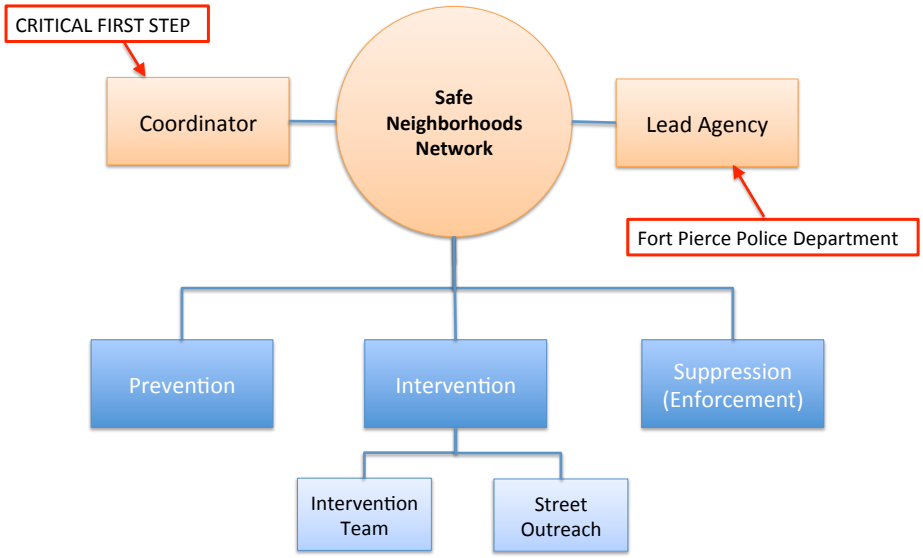


OJJDP. (2009) *Comprehensive Gang Model: Planning for Implementation*. p 29

Roundtable Structure



Safe Neighborhoods Network Structure



Coordinator Component

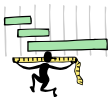
Coordinator

- Critical First Step
- Responsible for managing the plan, maintaining focus, and accountability
- Cost = $80,000 per year

Suppression Component

Suppression (Enforcement)

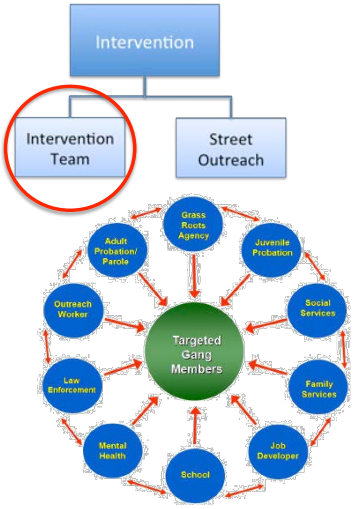
- Law enforcement operations that focus specifically on violent gang offenders
- Multi-agency task force operations & investigations, directed patrols, offender supervision, etc.
- Cost depends on strategies (we can use existing resources)



Street Outreach Component

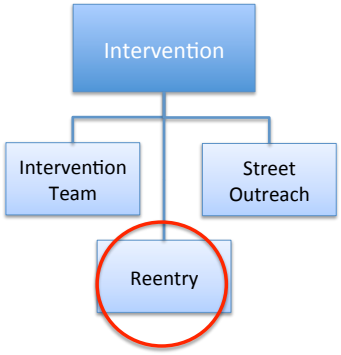
- Essential Component
- Similar to Public Health Model (i.e. HIV)
- Outreach workers build relationships with specific target population:
  - Mediate Conflict
  - Steer Youth / Families to Resources
- Boston Safe Street Model uses Street Outreach & Case Managers
- Cost = $150k - $200k per year

Intervention Team Component

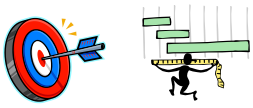


- Multi-Disciplinary Intervention Team
- Youth are referred by schools, law enforcement, parents, etc.
- An intervention response plan is adopted for each child / incident
- Cost = $0 (almost) – we can use existing resources to implement

Reentry



- Prevention / Intervention
- Targets serious offenders reentering the community after confinement
- Cost = dependent on scope of services

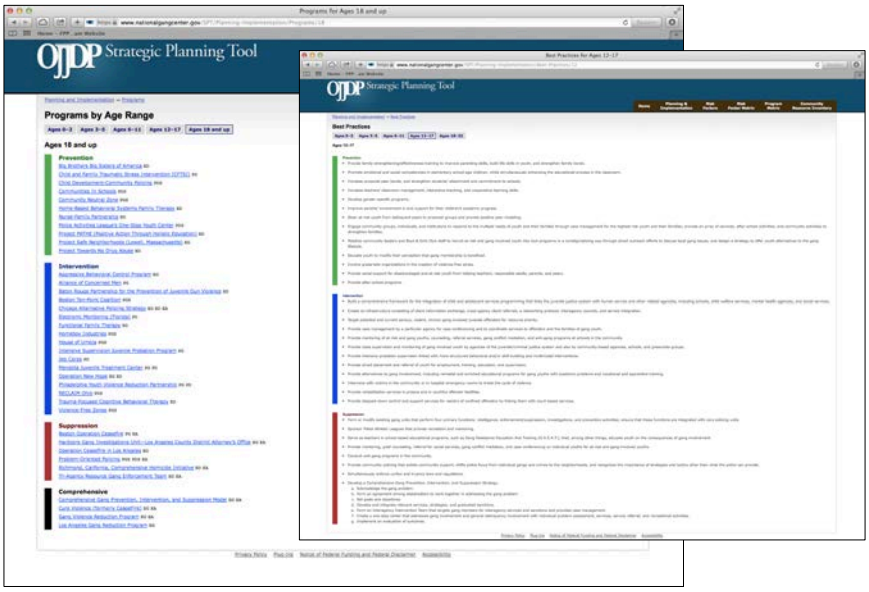


Prevention Component

Prevention

- Prevention (Opportunities) includes education, recreation, job readiness, etc.
- Primary and secondary target populations
- Several research based best practices based on target group, risk factors, etc.
- Can leverage existing programs (i.e. PAL, Boys and Girls Clubs, Churches etc.)
- Cost $???

Strategic Planning Tool – Best Practices



Implementation Timeline

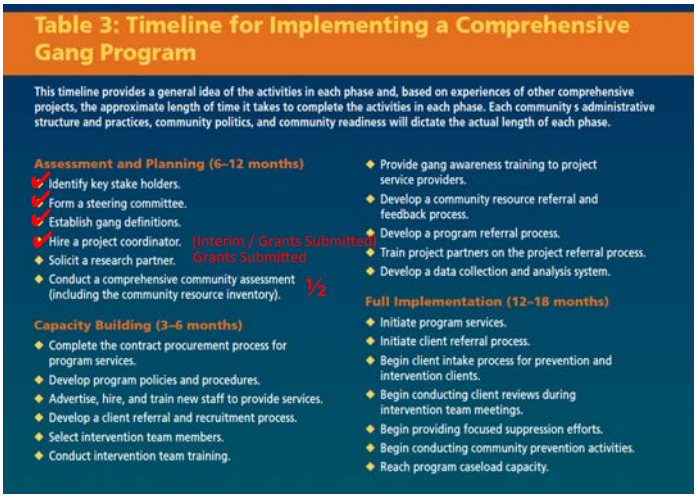


Table 3: Timeline for Implementing a Comprehensive Gang Program

This timeline provides a general idea of the activities in each phase and, based on experiences of other comprehensive projects, the approximate length of time it takes to complete the activities in each phase. Each community s administrative structure and practices, community politics, and community readiness will dictate the actual length of each phase.

Assessment and Planning (6–12 months)

- ✔ Identify key stake holders.
- ✔ Form a steering committee.
- ✔ Establish gang definitions.
- ✔ Hire a project coordinator. (Interim / Grants Submitted)
- Solicit a research partner. Grants Submitted
- Conduct a comprehensive community assessment (including the community resource inventory). ½

Capacity Building (3–6 months)

- Complete the contract procurement process for program services.
- Develop program policies and procedures.
- Advertise, hire, and train new staff to provide services.
- Develop a client referral and recruitment process.
- Select intervention team members.
- Conduct intervention team training.
- Provide gang awareness training to project service providers.
- Develop a community resource referral and feedback process.
- Develop a program referral process.
- Train project partners on the project referral process.
- Develop a data collection and analysis system.

Full Implementation (12–18 months)

- Initiate program services.
- Initiate client referral process.
- Begin client intake process for prevention and intervention clients.
- Begin conducting client reviews during intervention team meetings.
- Begin providing focused suppression efforts.
- Begin conducting community prevention activities.
- Reach program caseload capacity.

Assessment and Planning Phase

- Determines target area

  "What area in the assessed community has the highest crime rates?"

- Defines primary target population

  "demographic profile of gang members who are involved in violent criminal activities [in target area]"

- Defines secondary targets

  "youth at risk of committing gang crimes"

- Prioritizes problems (sets specific objectives)

Data Analysis

Top Three Causes of Death 15- 34 Years Old
Crude Death Rate, 2010-2012

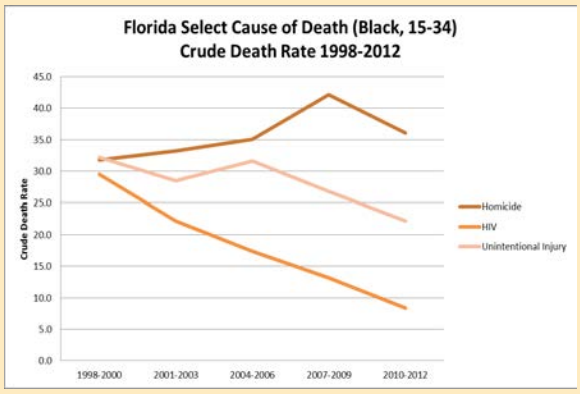
St. Lucie	Florida
Unintentional Injury 29.7	Unintentional Injury 36.4
Homicide 11.1	Homicide 12.1
Suicide 10.6	Suicide 11.7
Source: Florida Department of Health, Bureau of Vital Statistics	

Top Three Causes of Death for Blacks 15- 34 Years Old
Crude Death Rate, 2010-2012

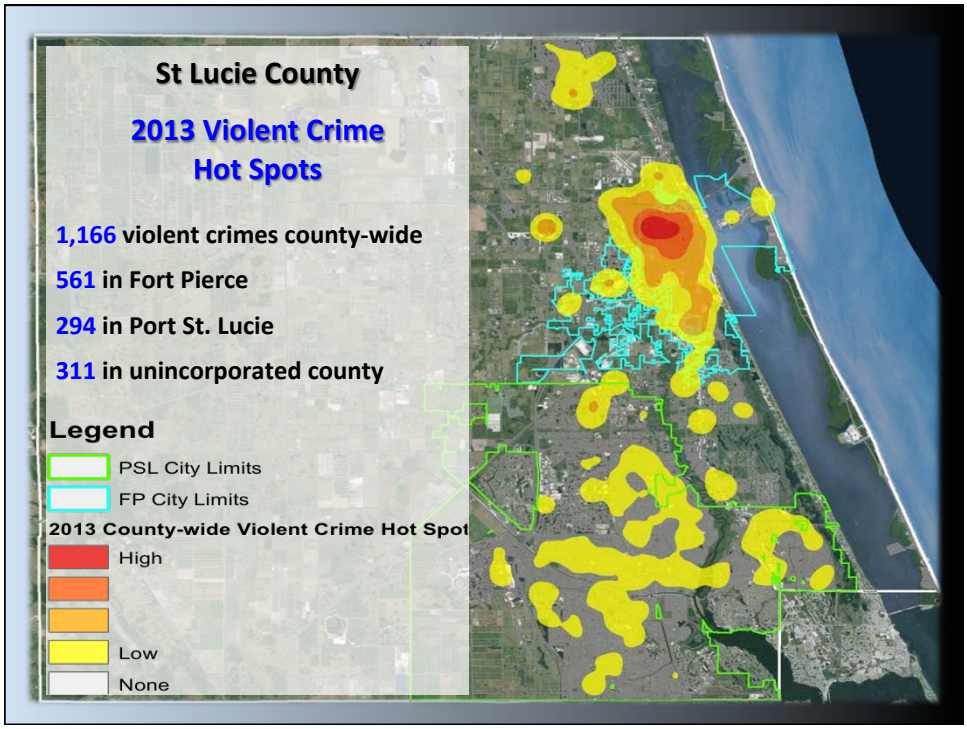
St. Lucie	Florida
Homicide 23.8	Homicide 36.1
HIV 10.8	Unintentional Injury 22.2
Unintentional Injury 10.8	HIV 8.4
Source: Florida Department of Health, Bureau of Vital Statistics	

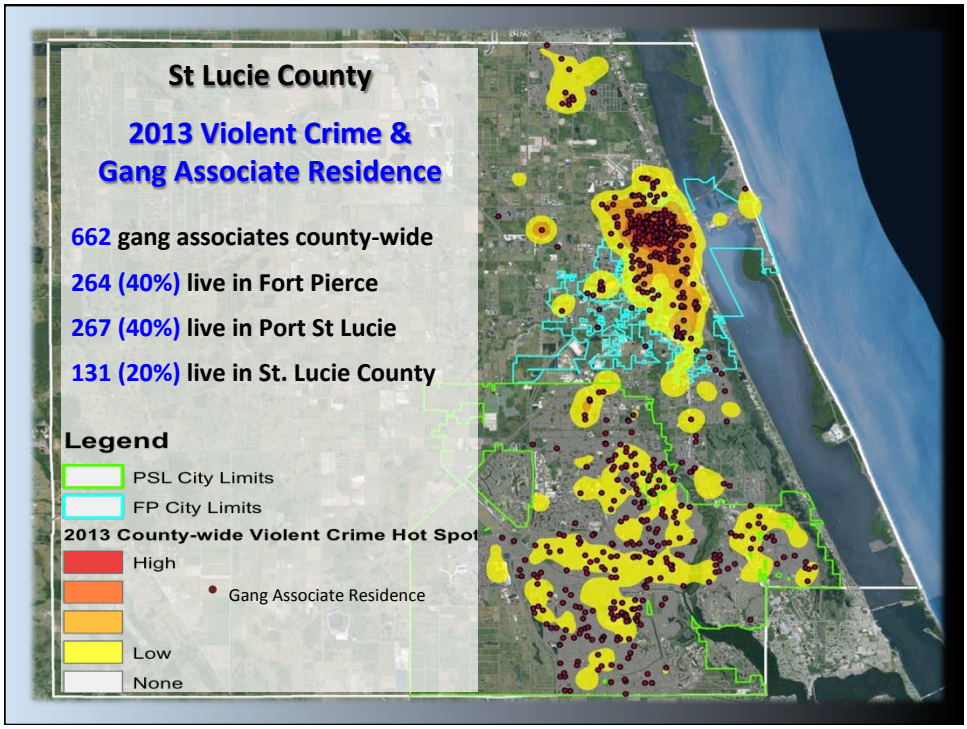
Top Three Causes of Death for Whites 15- 34 Years Old
Crude Death Rate, 2010-2012

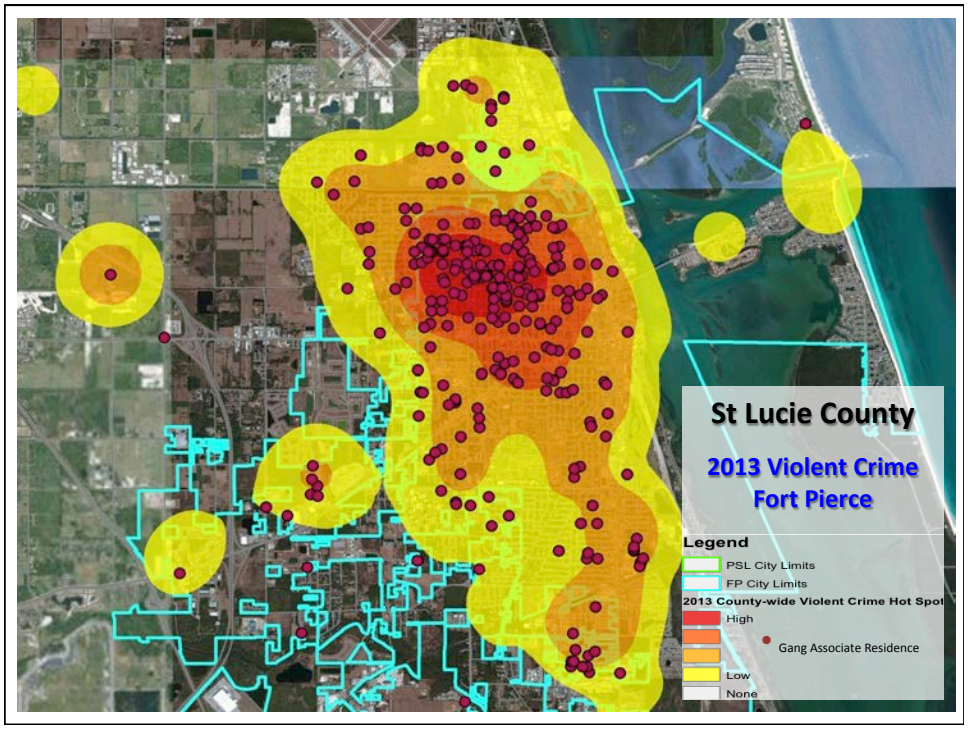
St. Lucie	Florida
Unintentional Injury 37.0	Unintentional Injury 41.8
Suicide 12.1	Suicide 13.6
Homicide 6.0	Homicide 6.0
Source: Florida Department of Health, Bureau of Vital Statistics	

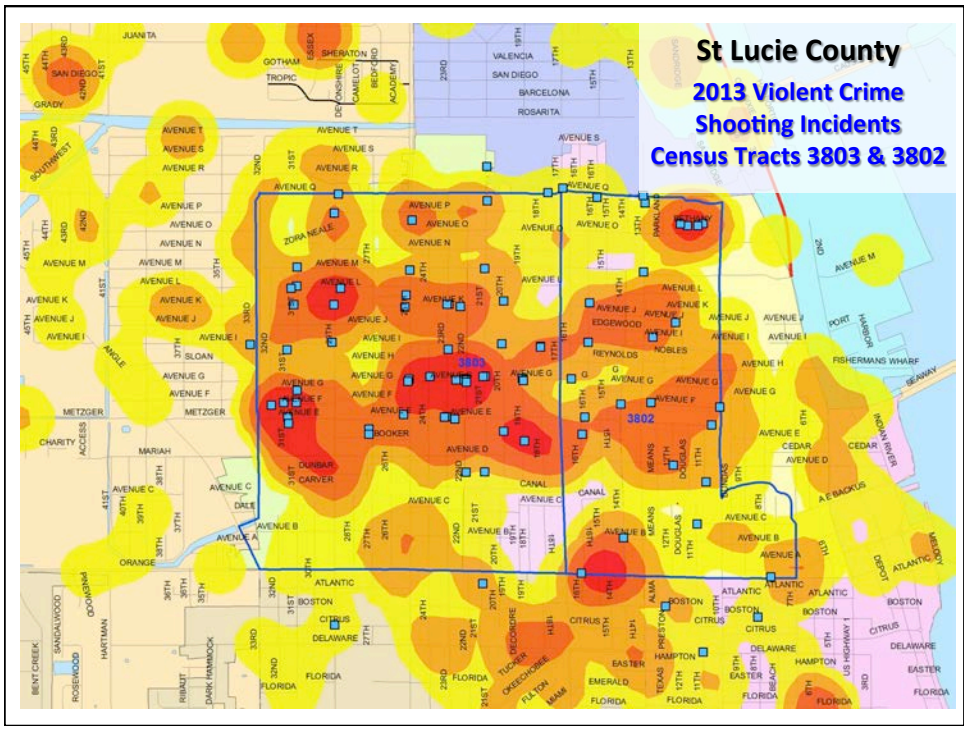


Compared to 2010, gunshot wound presentations to LRMC have increased by 63% in 2013.

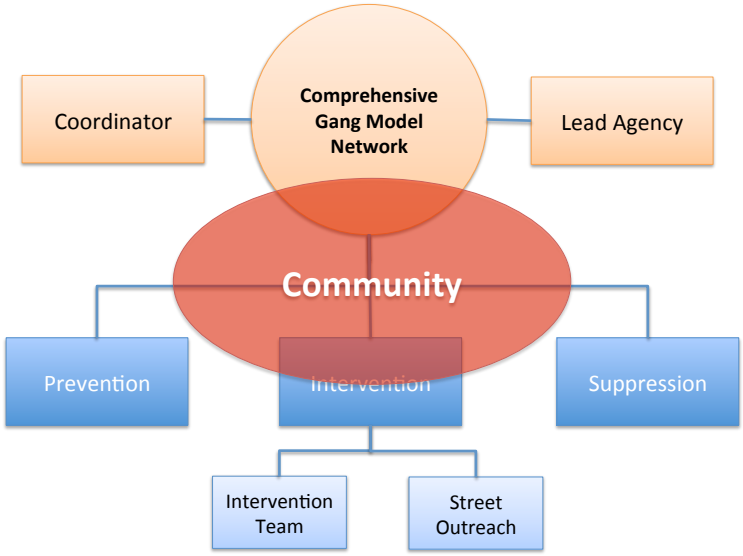

St Lucie County
2013 Violent Crime Hot Spots
1,166 violent crimes county-wide
561 in Fort Pierce
294 in Port St. Lucie
311 in unincorporated county
Legend
PSL City Limits
FP City Limits
2013 County-wide Violent Crime Hot Spot
High
Low
None


St Lucie County
2013 Violent Crime & Gang Associate Residence
662 gang associates county-wide
264 (40%) live in Fort Pierce
267 (40%) live in Port St Lucie
131 (20%) live in St. Lucie County
Legend
PSL City Limits
FP City Limits
2013 County-wide Violent Crime Hot Spot
High
Gang Associate Residence
Low
None


St Lucie County
2013 Violent Crime
Fort Pierce
Legend
PSL City Limits
FP City Limits
2013 County-wide Violent Crime Hot Spot
High
Gang Associate Residence
Low
None


St Lucie County
2013 Violent Crime
Shooting Incidents
Census Tracts 3803 & 3802
3803
3802

Community Mobilization



Progress Report – Roundtable

The Roundtable of St. Lucie County has taken the following actions:

- Identified violent crime as the # 1 strategic priority
- Along with the Restoring The Village initiative, completed an extensive data collection
- Adopted Comprehensive Gang Model
- Agreed to serve as the "Steering Committee" for CGM
- Formed Safe Neighborhoods Network
- Expanded membership to include leaders from the Lincoln Park Community
- Defined the target area, adopted organizational structure, gang definitions, and appointed interim coordinator

Opir

Our view

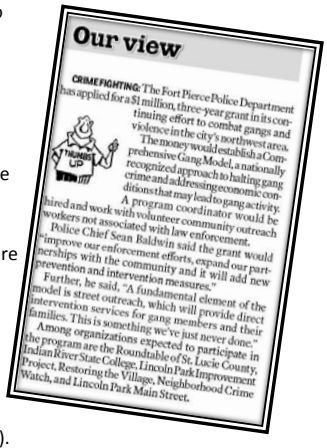
Roundtable to rescue?

■ St. Lucie group of agency leaders may take on Fort Pierce violence

Progress Report - Funding

The Fort Pierce Police Department, acting as lead agency, has applied for the following funding:

- **$1M** grant (over 3 years) from the Department of Justice to implement the entire CGM including expansive prevention and enforcement pieces
- **$400k** grant (over 3 years) from Department of Health and Human Services to support research and street outreach components
- **$200k** grant (over 2 years) from the OJJDP to implement the coordinator and outreach components
- **$200k** grant from Department of Housing and Urban Development to install and operation the Shotspotter gunfire detection system
- **$20k** grant from the Department of Justice National Youth Violence Forum to provide technical support towards the adoption of a comprehensive strategy
- Additional funding proposals are being prepared for the Children's Services Council (coordinator/outreach), Hunt Foundation (outreach), and City of Fort Pierce (coordinator).



Our view

CRIME FIGHTING: The Fort Pierce Police Department has applied for a $1 million, three-year grant in its continuing effort to combat gangs and violence in the city's northwest area.

The money would establish a Comprehensive Gang Model, a nationally recognized approach to halting gang crime and addressing economic conditions that may lead to gang activity.

A program coordinator would be hired and work with volunteer community outreach workers not associated with law enforcement.

Police Chief Sean Baldwin said the grant would "improve our enforcement efforts, expand our partnerships with the community and it will add new prevention and intervention measures."

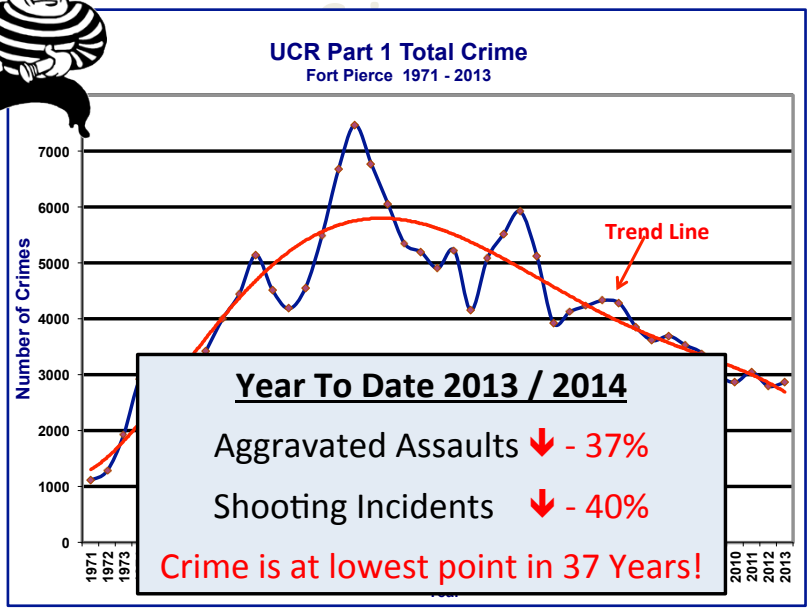
Further, he said, "A fundamental element of the model is street outreach, which will provide direct intervention services for gang members and their families. This is something we've just never done."

Among organizations expected to participate in the program are the Roundtable of St. Lucie County, Indian River State College, Lincoln Park Improvement Project, Restoring the Village, Neighborhood Crime Watch, and Lincoln Park Main Street.

Progress Report – Communications

Members of initial delegation have developed a **Communication and Community Engagement Plan**, which includes:

- Planned dissemination of information through mass media (radio, print, television)
- Several focus group sessions designed to educate, engage, and elicit feedback (assessment research) from our community:
  - Youth (Hosted by PAL Youth that attended PCBC Conference)
  - Faith Community
  - Residents (within the designated hot spots)
  - Criminal Justice Professionals
  - Educators
  - Youth Program Providers
  - Government / Elected Officials
  - Key Community Leader's (Restoring the Village Advisory Team)
  - Business Leaders (Chamber, FP Area Council)
- Culmination in a **Restoring The Village Public Forum** hosted by the National Gang Center **on September 30, 2014** to seek public acceptance of model.



COST of Violent Crime in St. Lucie County?

- $ Criminal Justice System
- $ Trauma / Medical Services
- $ DJJ Detention
- $ Jail Incarceration
- $ Law Enforcement
- $ Lost Economic Development

$17.25 Million per Murder

DeLisi et al. (2010) Journal of Forensic Psychiatry & Psychology. Murder by numbers… p. 501-513

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 08/18/2014

Re: Submittal of Application to Code Enforcement Board

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

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SUBJECT:

Submittal of application for appointment to the Code Enforcement Board.

SUMMARY:

Submittal of application from Mr. Leon Porter for appointment to the Code Enforcement Board for consideration. There is currently one vacancy - the Alternate Code Board member.

RECOMMENDATION:

Appoint Mr. Leon to the vacant Alternate Board Member position.

ALTERNATIVES:

Deny the request for consideration.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

None

Attachments

application

Cover memo to Commission

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

RECEIVED
JUL 25 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Code Enforcement Board

Name:	Leon Porter	**Home Phone:**	815-601-5433
Home Address:	1810 AVENUE O		

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: OFFICE MANAGER

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:

lcporter67@msn.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?

BUSINESS CONSULTANT

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No

If yes, state the business and location:

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: BUSINESS MANAGEMENT

Describe your education, background, training and knowledge in the above area(s):

BUSINESS DEGREE, WORKED IN RETAIL AS A MERCHANDISE MANAGER, OFFICE MANAGER, HUMAN RESOURCES MANAGER, OPERATION MANAGER, STORE MANAGER AND CORPORATE TRAINING CENTER MANAGER.

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No

If yes, please specify:

COMMUNITYWIDE COUNCIL

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:	7/8/14	**Referred by:**	COMMISSIONER R. ALEXANDER AND T. K. PERONA

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

COMMUNITY RESPONSE DIVISIONS

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community

TO: The Honorable Mayor and City Commissioners

FROM: Peggy Arraiz, Code Compliance Manager

RE: Appointment to the Code Enforcement Board

DATE: July 31, 2014

Please find enclosed an application from Leon Porter for appointment to the Code Enforcement Board for your consideration.

Mr. Porter will be filling the vacant alternate board member position.

Thank you for your consideration.

100 N. US Hwy 1 ¤ P.O. Box 1480 ¤ Fort Pierce, FL 34954-1480
P: 772-467-3148 ¤ F: 772-468-0457 ¤ E-Mail: parraiz@city-ftpierce.com
www.cityoffortpierce.com

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 08/18/2014

Re: Board Application for FPUA

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of application for re-appointment to serve on the Fort Pierce Utilities Authority Board.

SUMMARY:

The FPUA Board term of Michael A. Perri, Jr. expires on September 30, 2014 and he is seeking reappointment. Historically, members of the FPUA Board are reappointed for a second, four year term. Board Members may not serve more than two consecutive terms. The attached document provided by FPUA demonstrates the appointment and reappointment history. Mr. Perri has recently been re-elected vice-chairman of the FMPA Policy Makers Liaisons Committee.

RECOMMENDATION:

Reappoint Michael A. Perri, Jr. to the FPUA Board to serve his second and final four-year term.

ALTERNATIVES:

Seek additional applications to be considered by the City Commission.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

William Thiess, Director of Utilities

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Perri Application

FPUA Appt History

Perri Attendance

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: FPUA

Name:	Michael A. Perri, Jr.	Home Phone:	772-519-0286 (cell)
Home Address:	1137 Club Drive, Fort Pierce, FL 34982		

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Retired

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:

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: Automotive & Construction
Describe your education, background, training and knowledge in the above area(s):
Education: General Motors Institute Dealer Co-operative Training Program; Power Plant Construction (St. Lucie Unit I & II) - Crane operator and heavy equipment operator at FMPA Plant off Midway Road, 2007 & 2008

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify:
Fort Pierce Utilities Authority Board Member

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:	7/23/14	Referred by:	

Michael A Perri Jr

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

FORT PIERCE UTILITIES AUTHORITY
BOARD MEMBERS
AND
TERMS OF OFFICE

NAME	TERMS OF OFFICE	REPLACING
Dennis Summerlin	8/27/72 - 12/18/72	Original Mayor
Chuck Padrick (Mayor)	12/5/72 - 12/16/74	Dennis Summerlin
Ernest E. Settle	8/27/72 - 11/15/76	Original Member
Ewell E. Menge	8/27/72 - 3/28/77 (Resigned to become Dir. of Util.)	Original Member
Sam Reilly	8/27/72 - 9/30/77	Original Member
Havert L. Fenn	8/27/72 - 9/30/78	Original Member
Ben L. Bryan, Jr. (Mayor)	12/16/74 - 12/20/76	Chuck Padrick
William Center (Died in Office)	11/15/76 - 7/23/77	Ernest E. Settle
Buell L. Brown (Mayor)	12/20/76 - 12/83	Ben L. Bryan, Jr.
Leroy C. Floyd, Sr. (To fill unexpired term of EEM)	4/13/77 - 9/30/79	Ewell E. Menge
	10/1/79 - 9/30/83	Re-appointed
	10/1/83 - 9/30/87	Re-appointed 2nd full term
James W. Sowinski	8/16/77 - 9/30/80	William Center
	10/1/80 - 9/30/84	Re-appointed 2nd term
James A. Strange	10/1/77 - 9/30/81	Sam Reilly
	10/1/81 - 9/30/85	Re-appointed 2nd term
Rex W. Nelson	10/1/78 - 9/30/82	Havert L. Fenn
	10/1/82 - 9/30/86	Re-appointed 2nd term
William R. Dannahower (Mayor)	1/84 - 12/95	Buell L. Brown
J. William Gall	10/1/84 - 9/30/88	James Sowinski
	10/1/88 - 9/30/92	Re-appointed 2nd term
Samuel R. Peterkin, Jr.	10/29/85 - 9/30/89	James A. Strange
	10/1/89 - 9/30/93	Re-appointed 2nd term
Bruce P. Center	10/6/86 - 9/30/90	Rex W. Nelson
	10/1/90 - 9/30/94	Re-appointed 2nd term
	(6/16/92 - 7/5/93)	Medical Disability Leave

NAME	TERMS OF OFFICE	REPLACING
James A. McNeill	10/1/87 - 9/30/91	Leroy C. Floyd, Sr.
	10/1/91 - 9/30/95	Re-appointed 2nd term
Robert I. Carman (Died in Office)	6/16/92 - 10/1/92 (Interim)	Bruce P. Center (Medical Disability Leave)
	10/1/92 - 3/30/96 (Deceased)	J. William Gall
Edward G. Enns	10/1/92 - 7/5/93 (Interim)	Bruce P. Center (Medical Disability Leave)
	10/19/93 – 1/2/96	Samuel R. Peterkin, Jr.
Edward G. Enns (Mayor) (4-Yr. Term)	1/2/96 – 1/04	William R. Dannahower (Retired)
Robert J. Benton III (Mayor)	1/04 – 12/07	Edward G. Enns
(Seated)	1/7/08 – 1/03/12	Re-elected 2nd term
	12/3/12	Term extended from odd yr to even yr by CC referendum
	11/20/12 last mtg.	Resigned to run for Cnty Com
Gloria Grimyser	10/4/94 - 9/30/98	Bruce P. Center
	10/1/98 – 9/30/02	Re-appointed for 2nd term
Thomas D. Siplin	10/3/95 - 9/30/99	James A. McNeill
	10/1/99 - 9/30/2003	Re-appointed for 2nd Term
	Term Exp.8/5/03	Moved out of City Limits
Louis I. Haynes III	1/2/96 - 9/30/97 (To fill unexpired term)	Edward G. Enns (Elected Mayor)
	10-1-97 - 9-30-01	Re-appointed
	10-1-01 – 9-30-05	Re-appointed 2nd term
Cleon Middleton (Died in office 9/21/02)	4/15/96 - 9/30/96 (To fill unexpired term)	Robert I. Carman (Deceased 3-30-96)
	10-1-96 - 9-30-2000	Reappointed 1st term
	10-1-00 – 9-30-04	Reappointed 2nd term
Thomas K. Perona	10/2/02 – 9/30/06	Gloria Grimyser
	10/01/06 – 9/30/2010	Reappointed 2nd term
	10/18/09	Resigned to run for City Comm.
Darrell Drummond	11/5/02 – 9/30/04 (To fill unexpired term)	Cleon Middleton (Deceased 9/21/02)
	10/01/04 – 9/30/08	Appointed 1st full term
	10/01/08 – 9/30/2012	Reappointed 2nd full term
Robert W. Summerhays, Jr.	8/05/03 – 9/30/03 (To fill unexpired term)	Thomas D. Siplin
	10/01/03 – 9-30/07	Appt. for 1st full term
	10/01/07 – 9/30/2011	Reappointed 2nd full term

NAME	TERMS OF OFFICE	REPLACING
Pamela K. Cully	10/1/05 – 9/30/09	Louis I. Haynes III
	10/01/09 – 9/30/13	Reappointed 2nd full term
Michael A. Perri, Jr.	12/01/09 – 9/30/2010	Appointed (To fill unexpired term of Tom Perona)
	10/1/10 – 09/30/2014	Reappointed for 1st 4-yr term
Daniel M. Deiulio	10/1/11 – 9/30/2015	Robert W. Summerhays, Jr.
Darryl T. Bey	10/1/12 – 9/30/2016	Darrell Drummond
Glynda Calvacanti	10/1/13 – 9/30/17	Pamela K. Cully
Mayor Linda Hudson	12/3/12-2016	Replaced Mayor Benton

RE: FPUA Board Member Terms <Watchdog: Virus checked>
Florinda Mazzarella
to:
'Linda Cox'
07/24/2014 04:39 PM
Cc:
Bill Thiess, "Michael A. Perri Jr."
Hide Details
From: Florinda Mazzarella <fmazzarella@fpua.com>
To: 'Linda Cox' <LCox@City-FtPierce.Com>,
Cc: Bill Thiess <bthiess@fpua.com>, "Michael A. Perri Jr." <ekimirrep@gmail.com>
Follow Up:
Normal Priority.

Linda, on December 1, 2009, Mike Perri was appointed to the FPUA Board to fill the unexpired term of Tom Perona. He was reappointed for his 1st 4-year term on October 1, 2010.

FPUA Board Meetings that Mike Perri was absent:
March 1, 2011 – he attended the FMPA Legislative Rally in Washington
April 17, 2013 – he attended the FMPA Policy Makers Liaison's Committee Meeting in Gainesville
December 17, 2013 – he was sick.

Mike attended all of the other FPUA Board Meetings.

Florinda Mazzarella
Executive Assistant
Fort Pierce Utilities Authority
Director of Utilities
206 South 6th Street
Fort Pierce, FL 34950
Telephone (772) 466-1600, Ext. 3201
Fax (772) 468-2412
E-mail: fmazzarella@fpua.com

From: Linda Cox [mailto:LCox@City-FtPierce.Com]
Sent: Thursday, July 24, 2014 3:26 PM
To: Florinda Mazzarella
Subject: RE: FPUA Board Member Terms <Watchdog: Virus checked>

All four years please

Linda W. Cox, MBA
City Clerk
City of Fort Pierce
100 N U.S. Highway 1

P.O. Box 1480
Fort Pierce, FL 34954-1480

Direct: (772) 467-3052
Fax (772) 467-3841
www.CityofFortPierce.com

From:	Florinda Mazzarella <fmazzarella@fpua.com>
To:	'Linda Cox' <LCox@City-FtPierce.Com>,
Date:	07/24/2014 03:25 PM
Subject:	RE: FPUA Board Member Terms <Watchdog: Virus checked>

Do you want the last year or the last four years he has been on the Board

Florinda Mazzarella
Executive Assistant
Fort Pierce Utilities Authority
Director of Utilities
206 South 6th Street
Fort Pierce, FL 34950
Telephone (772) 466-1600, Ext. 3201
Fax (772) 468-2412
E-mail: fmazzarella@fpua.com

From: Linda Cox [mailto:LCox@City-FtPierce.Com]
Sent: Thursday, July 24, 2014 2:20 PM
To: Florinda Mazzarella
Subject: Re: FPUA Board Member Terms <Watchdog: Virus checked>

Can you also send me the attendance?

Linda W. Cox, MBA
City Clerk
City of Fort Pierce
100 N U.S. Highway 1
P.O. Box 1480
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From:	Florinda Mazzarella <fmazzarella@fpua.com>
	"Linda Cox (lcox@city-ftpierce.com)" <lcox@city-ftpierce.com>,

To:	
Date:	07/23/2014 10:43 AM
Subject:	FPUA Board Member Terms <Watchdog: Virus checked>

FYI– I am sending you a copy of the Terms of Office that FPUA Board Members have held office.

Florinda Mazzarella
Executive Assistant
Fort Pierce Utilities Authority
Director of Utilities
206 South 6th Street
Fort Pierce, FL 34950
Telephone (772) 466-1600, Ext. 3201
Fax (772) 468-2412
E-mail: fmazzarella@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)
[attachment "Board Terms.docx" deleted by Linda Cox/cfp]

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City Commission Regular Meeting **Agenda Item # 12. c.**

Meeting Date: 08/18/2014

Re: Appointment to Fort Pierce Tours Advisory Board

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

---

SUBJECT:

Resolution 14-R24 appointing Arlo Koletzky to the Fort Pierce Authentic 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

14-R24

Arlo Koletzky FPAT Application

RESOLUTION NO. 14-R24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBER(S) TO THE FORT PIERCE AUTHENTIC TOURS (FPAT) ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Fort Pierce Authentic Tours Advisory Board in accordance with Resolution No. 11-25; said terms to commence upon adoption of this resolution and to expire on August 17, 2016, or when a successor has been duly appointed.

Arlo Koletzky, Ecotourism

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of August, 2014.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
ROBERT V. SCHWERER
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH 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: 08/18/2014

Re: Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

City Manager's 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: August 8, 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 met with the Finance Director and City Clerk regarding public record requests.
- The City Manager and Finance Director held a budget workshop on July 30, 2014.
- The Deputy City Manager met with representatives from Lincoln Park Mainstreet regarding their lease agreement.
- The City Manager, Economic Development Team and staff gave an update on the City at the July 31, 2014 Chamber of Commerce luncheon at the Pelican Yacht Club.
- The City Manager and Deputy City Manager met weekly with Mayor Hudson to discuss current City issues.
- The City Manager and Deputy City Manager met with Commissioner Alexander to discuss City issues.
- The City Manager and Deputy City Manager met with a concerned citizen regarding the Golf Course.
- The Marketing Specialist attended the grand opening of West Marine on August 1, 2014.
- The City Manager met with Commissioner Perona to discuss the agenda for the August 4, 2014 City Commission meeting.
- The Deputy City Manager and Finance Director met with a representative from a local bank regarding mortgage issues.
- The Deputy City Manager participated in a conference call with Commissioner Dzadovsky regarding a possible collaboration.
- The City Manager met with the City Attorney, FPUA Director and FPUA Board Attorney regarding an annexation issue.

City Manager's Office contd.

- The City Manager, City Attorney, FPUA Director and FPUA Board Attorney met with a citizen and her attorney regarding an annexation matter.
- The City Manager attended the FPUA Board meeting on August 5, 2014.
- The Deputy City Manager and Grant Administrator met with the Executive Director of St. Lucie Habitat for Humanity.
- The Deputy City Manager met with a downtown property owner regarding his concerns.
- The Marketing Specialist attended the Lawnwood Breakfast Club meeting on August 6, 2014.
- The Deputy City Manager met with Public Works staff regarding the maintenance of Ellis Park.
- The City Manager met with the City Attorney to discuss several legal matters.
- The Economic Development Team held a meeting to discuss Project Marie.
- The Deputy City Manager participated in negotiations with Teamsters 769 for FY2015.
- The City Manager and Deputy City Manager met with Chief Baldwin regarding promotions within the Police Department.
- The Deputy City Manager met with Commissioner Johnson regarding a port project.
- The Deputy City Manager and City Engineer met with representatives from the FPUA regarding a 2014-2015 work plan for the HD King Plant site.
- The City Manager met with the City Attorney, City Engineer, Planning Manager and Senior Planning regarding the Carriage Pointe project.
- The Deputy City Manager participated in a conference call with an engineering student regarding a survey of downtown businesses.
- The Deputy City Manager met with a representative of McAlpin, Cavalcanti and Lewis to discuss the rental of their offices at Historic City Hall.

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: 16 Renewals: 285 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: 15 Renewals: 99

- 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.
- On-going updating of contractors' records for current Liability Insurance, Workers' Compensation Insurance, and State License information.
- Check for accuracy and correctness paperwork submitted by contractors to be presented to the Board of Examiners of Contractors on August 12, 2014.
- Prepared packets of all necessary paperwork submitted by contractors to be placed on the August 12, 2014 agenda of the Board of Examiners of Contractors.
- 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 Commission Budget Workshop held on July 31, 2014.
- Attended, recorded and transcribed minutes of the Fort Pierce City Commission Meeting held on August 04, 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 Clerks and License Permit Specialist/Deputy City Clerk prepared and mailed 1327 renewals for Contractors Competency Cards.
- On-going implementation of updating various forms and having them accessible through the City of Fort Pierce website.
- License/Permit Clerk Allison Martin assisted the Manager of Fort Pierce Animal Control Department and Grant Writer/Administrator with projects.
- License/Permit Clerk Joyce Kobbe working on various office projects including creating database and scanning into Optiview City Lease Agreements.
- License/Permit Clerks and License Permit Specialist/Deputy City Clerk attempting to contact businesses by telephone of business tax renewals that have been returned by Post Office to determine if still at same location or if business has closed.
- License/Permit Clerks and License Permit Specialist/Deputy City Clerk attempting to contact contractors by telephone of competency card renewals that have been returned by Post Office to determine if address on file is correct or if business has closed.
- License Permit Specialist/Deputy City Clerk researched and provided copy on an issue for the Finance Department.
- License Permit Specialist/Deputy City Clerk worked on asset listing inventory for City Clerk office and City Commission.
- City Clerk presented along with other City Staff at the Chamber of Commerce Annual Fort Pierce Luncheon.
- City Clerk attended West Marine Grand Opening.
- City Clerk attended Second Chance Graduation.
- City Clerk attended Lawnwood Breakfast Meeting.

Administrative Services Department

- **Procurement –**
  1. Processed Informal Bid No. 2014-024 Glock 21SF & Glock 30SF, 45 ACP with Night Sights Due 8/8/14.
  2. Processed Informal Bid No. 2014-014 Elevator Maintenance Services Due 8/5/14.
  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. Purchasing Manager, Purchasing Specialist, Interim Director of Administrative Services/ Risk Manager Conducted a Pre-Bid Conference and Site Visit for RFP 2014-023 Indian Hills Golf Course Management
     b. Purchasing Manager chaired the Evaluation Committee Meeting for RFP 2014-017 Alternative Plans Examiners & Inspectors.

- **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. Teamsters Negotiation
  9. New Hire Orientation.

- **Risk Management –**
  1. Met with FPUA & John Malanchuk on the Insurance Recovery Project.
  2. Collaborating with Florida Blue regarding Revised Wellness Initiative & Incentive
  3. Collaborating with FLC to Provide CPR Training for Public Works Employees.
  4. Collaborated with Parent Academy to Provide CPR Training for P.A.L. Youth.
  5. Accident and Injury Reviews.
  6. Audited, Closed, and Processed WC Claims.
  7. Processed Insurance Subrogation.
  8. Consulted with the City Carrier Regarding Liability Claims.
  9. Processed day to day Risk Management Duties.

Finance Department

- Met with City Manager and Deputy City Manager regarding Budget Workshop 2.
- Day to Day Operations

MIS Department

- Continued problems with lightning strikes at Indian Hill Golf Club that within the last few weeks that is taken out switches and computer equipment.
- Completed setting timelines on the Strategic Plan for MIS.
- Working with several departments with laptop on connectivity issues stemming from the upgrade of the State of Florida DMS VPN procedures.
- Searching for options for Commissioners to be able to engage in audio or video conferencing when not physically able to attend meetings.
- Working with SmartGov and Building staff to proceed with the purchase of software to retrieve data from the Black Bear PTWin software and awaiting training for staff.
- Received new software and hardware for new Marina application.
- Working with Comcast to WiFi 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.
- Transferring data to new file servers for several departments.
- Upgrading out of lease copiers for several departments.
- 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 forty six (46) new work orders and completed eighty four (84) 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. Historic Preservation Board Meeting
  4. Meeting: Village at Midway - Annexation, FLU & Zoning change
  5. TBD on S. 25th Street – Oak Alley Commercial Property – Pre-Application
  6. Selvitz & Ralls Roads – Carriage Point Estates (PUD) – Staff Meeting
  7. 7131 Okeechobee Road – Shell Gas Station Variance – Intake Meeting

- **Comprehensive Planning, Long Range Planning –**
  1. St. Andrew's Zoning Text Amendment - CC Approval
  2. Annexation Agreement Strategy
  3. Voluntary Annexation Project

- **Development Review –**
  1. Sleep Inn – 2413 Crossroads Parkway
  2. Boston Avenue/St. Andrews Abandonment - Ordinance Drafting - City Commission Preliminary Approval - Scheduling of First Reading
  3. 320 S Indian River Drive - St. Andrew's Conditional Use - CC Approval
  4. 1613 Thumb Point Drive / Koehl Residence - Conditional Use to exceed allowable height of 28' - CC Approval
  5. 505 S 2nd Street - Remodel for US Customs/Immigration - Building Permit Review
  6. 110 Ocean Drive – Conditional Use for Improvements – CC Approval

- **Historic Preservation –**
  1. 100/102 N 2nd Street - Stucco / Mural Removal - Appeal to City Commission
  2. 601 S 8th Street - Fence Installation - HPB
  3. St. Anastasia's Window Completion Inspection

- **GIS Mapping –**
  1. Updating annexation layer

Building Division

- **7131 Okeechobee Rd (West Star) –** Recently, there have been significant developments regarding this project. I am very pleased to inform you that both parties have reached an agreement that has resolved their legal dispute and have dropped the cases scheduled to be heard both in circuit court and before that Contractors Board of Adjustments and Appeals. The unsafe condition of the site at 7131 Okeechobee is being corrected and the final inspection should be scheduled shortly. We do not anticipate any further issues with this project and will keep you informed all future happenings.

- **Ft. Pierce City Marina (Dock Project) –** Revisions for this project were received this on 8/6/14 and are being routed for review. The permit is ready to be issued pending the approval of this revision. We will keep you informed of the progress of this project.

- **Community Garden Pavilion –** This project is well under way and is progressing at a steady pace. We will keep you informed of the progress of this project.

Code Enforcement Division

- **Hearing – No Code Hearings in July**
  1. Special Magistrate Blandino
     a) 14 regular violation hearings
        - 3 complied prior to hearing
        - 2 stipulations signed (admitted guilt)
        - 4 continued by staff
        - 5 found in violation
  2. St. Lucie County Court – Judge Cliff Barnes
     a) COFP v. Dwayne Goshay
        - Rabies vaccination required (2 counts) – guilty of both counts. Fined $100 each with one court cost and challenge fee.
        - Registration required (2 counts) – guilty of both counts. Fined $250 each, waived all court costs.
        - Animal abuse / cruelty (3 counts) – guilty of all three counts. Fined $250 each, waived all court costs.
     b) COFP v. Jimmy Plain: Running at large – guilty – fined $100 plus all court costs.
     c) COFP v. Ricky Clay: Running at large – guilty – fined $50 plus all court costs.
     d) COFP v. Marissa Jill Revels: Running at large – paid $50 fine prior to hearing.
     e) COFP v. Rachel Elizabeth Ellis: Running at large – paid $50 fine prior to hearing.
     f) COFP v. Tracy Zuniga Reyes: Running at large – case dismissed.
     g) COFP v. Tamara Sharie Johnson: Running at large – case dismissed.
- **Code Enforcement –**
  1. Received 36 complaints
  2. Issued 25 written warnings
  3. Issued 0 citations
  4. Initiated 52 new cases: 20 general violations, 32 lot clearing violations
  5. Conducted 318 follow-up inspections
  6. Closed 139 cases
- **Animal Control –**
  1. Responded to 80 dispatched calls
  2. Conducted 109 self-initiated calls
  3. Conducted 39 follow-up investigations
  4. Issued 1 citations and 0 written warning
- **Revenue –**
  1. Processed 32 lien / title searches
  2. All Income categories continue to meet or exceed budgeted amount.
     a) Property Code Violations: We are $235.58 shy of completely doubling our budgeted income.
     b) Animal Code Violations: We are 72.7% over our budgeted income.
     c) Lot Clearing Income: More than doubled our budgeted income.
  3. There has been a significant increase in animal licenses thanks to our new partnership with PetData. In the month of July, PetData collected almost $1,500.00, which is half of our annually budgeted income.
- **Miscellaneous –**
  1. Finalized and presented the proposed vendor ordinance to the City Commission for consideration. First reading postponed to make several amendments. Most amendments complete. Will meet with Chief Baldwin next week to amend the criminal history requirements.
  2. Code Manager attended the final budget meeting.
  3. Code Manager met with Deputy City Manager Mimms and Libby Woodruff to discuss the CDBG proposed budget.
  4. Code Manager met with Mr. Leon Porter, applicant for Code Enforcement Board.
  5. Code Officers Coss and Avery attended the TCACE meeting in Vero Beach.
  6. Code Manager, Code Officer Coss, Paul Bertram, Deputy City Manager Mimms, Alicia Forbes, Engineering met with representatives of Resurrection Life Family Worship to discuss

Engineering Department

- **Development Reviews –** Intake of one (1) 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 continues to cast concrete floating dock sections for the north side of the Marina. Bellingham has submitted final revisions for building permit and has revised their construction schedule to reflect an onsite construction start of September 12, 2014.
- **Moore's Creek Dredging –** Staff has met with Gator Dredging to address concerns of the Marina Manager and has come up with a proposed schedule to cure the issues brought forth by the end of August.
- **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 –** Utility relocation work has been completed and the contractor will commence demolition of the driveways on August 11, 2014.
- **Indian Hills Recreation Area - Stormwater Improvements –** Construction continues ahead of schedule. Meeting held last week with representatives from the City and County to discuss additional work on the south side of Savannah Road. St. Lucie County desires to move ahead with this work and possibly add to existing construction contract. Kimley Horn and Associates to provide proposal for plan preparation. Follow-up meeting scheduled for next week.
- **Veterans Memorial Park –** The contractor has completed the framing, plumbing and electrical work. Modifications to the HVAC layout have caused some delays in the progress with the interior work. The exterior electrical relocation work has been completed as has the sanitary sewer work. 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 expected October 2014.
- **Melody Lane Fishing Pier –** Plan review comments have been submitted to the consultant. Awaiting receipt of the revised plans
- **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 has provided a cost proposal for the balance of the work, $1.97 million. 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 –** A final walk-thru was conducted on August 7, 2014 and a punch list of items to be addressed is being prepared.
- **Georgia Avenue Drainage Basin Outfall –** A field meeting was held with the contractor and Indian Hills Golf Course manager, Lucy Posa, to discuss the upcoming slip lining of the 980 LF of 60" outfall pipe that runs from the golf course to the Indian River Lagoon. Construction is expected to start in two weeks and will be completed in a week's time.
- **Fairway Emergency Drainage Repair –** Work is scheduled to begin on August 11, 2014. The construction consists of slip lining 427 LF of 36" RCP with one storm structure replacement and pavement repair.

Police Department

- **Staffing –** The police department currently has 6 vacancies for police officers. Officer James Ward will be retiring on August 31. Chief Baldwin announced that he would be retiring effective February 26. Although, his last day will be in October due to his accrued leave.

- **Second Chance Academy Graduation –** On August 8, 2014, PAL hosted a graduation ceremony for eight cadets that graduated the Second Chance Academy.

- **MADD Awards –** On August 8, 2014, Officer Michael Azevedo received awards from Mothers Against Drunk Driving (MADD) for Century Achiever and Outstanding Dedication to DUI Enforcement.

- **Crime in Fort Pierce of NAH –** PAL's Youth Leadership team is hosting a 2 day crime prevention conference for youth on August 14-15, 2015. The event will be followed by a dance that is only open to youth that complete both days of the prevention conference.

- **Downtown Business Watch Meeting –** The police department is working with Main Street to organize the Downtown Business Watch for local merchants. The first meeting is scheduled for August 27, 9:00 AM, at City Hall (Commission Chambers).

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 both chillers at City Hall and the PD have been replaced. The plumbing retrofits have begun at City Hall.

- **Phase II Window Retrofit Project –**Work has begun on the St. Anastasia building is nearing completion. The new windows are in and look fantastic. The PD generator replaced is scheduled to take place within the next two weeks with City Hall following shortly after.

- **HDRC Recreation –**The Summer Youth Basketball League is now underway. Games will be played on Tuesday evenings and during the day on Saturday. The Inaugural Second Chance Cadet Academy has graduated its first class.

Urban Redevelopment Department

- **Grants Administrator –**
  1. 2014-2015 CDBG Action Plan
  2. Highwaymen Heritage Trail
  3. Melody Lane Fishing Pier
  4. FPAT, Hurston and Highwaymen Banners
  5. Weatherization Program
  6. Florida Boating Infrastructure Grant application
  7. Main Street Organization's Work Plans
  8. Rack Cards / Visit Florida Grant Implementation
  9. Public Service Agency and Commercial Facade project oversight
  10. Transcribed CWC minutes; prepared agenda packet, etc.
  11. Prepared materials for FPAT monthly meeting
  12. Meetings:
      a) SLC Chamber of Commerce - Grant/CDBG Projects Presentation
      b) Visit Florida Webinar
      c) Treasure Coast Food Bank - conference call
      d) Marjorie Harrell
      e) Lincoln Park Main Street
      f) Bob Calhoun - Habitat for Humanity
      g) Brenda Cooper
      h) Art Mundo

- **Program Analyst –**
  1. FEMA
     a) Marina Project
        - Monitoring funding requests and time extension
        - Phone calls to State to find out why time extension is not approved yet
     b) Windows Expansion Project: preparing pay applications and requests for reimbursements
  2. SHIP
     a) Working on Soltman Avenue and 31st Street paperwork for rehab
     b) Answering phone calls and questions from citizens
     c) Scheduled 45 appointments for intake of SHIP applications for Rehabs
     d) Worked with Steve McCain to create templates for SHIP contracts and agreements

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.
- Dredging of Moore's Creek was incomplete. Contractor to come back to site to complete. Awaiting F.I.N.D. extension.
- Bellingham Marine contracts complete. Contractor to be on site between August 18th and the 30th. (Estimated)
- Web Cam at the marina to be installed by August 20, 2014.
- Seacoast National Bank ATM machine at City Marina to be completed by August 30, 2014.
- Working with MIS to purchase and install a POS and dockmaster computer system. Ordered 7/10/14.
- New Dockmaster program arrived - awaiting MIS department to install.

Golf Course

- Provided an update to the Strategic Plan for the golf course.
- Attended a pre-bid conference with prospective bidders on the golf course RFP.
- Met with the Superintendent for an update on various golf course projects.
- Day to day operations.

River Walk Center

Park Permits	525.00
Programming	26.29
River Walk Center	2084.68
Special Events	325.00
Maravilla	150.00
Total	$3145.97

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 22; Comedy Corner Improv on Saturday, July 26; Jetson Appliance Center held a seminar in the Black Box for 200 employees on July 17. Performances on the Sunrise Theatre main stage included; The fourth Free Summertime Movie, ET, which is sponsored by Humana featuring was held on Sunday, July 20 at 3pm; The third week of the Sunrise Theatre/Missoula Children's Theatre Summer Workshops was held July 14 – 18.The title for the third week was Aladdin, a public performance of Aladdin was presented by the Missoula Children's Theatre campers on Friday, July 18 at 7PM.
- Tickets for the 2014/15 Broadway Series went on sale to members on Monday, July 14.
- 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.
- 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 of 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.

City Commission Regular Meeting **Agenda Item # 13. b.**

Meeting Date: 08/18/2014

Re:

SUBJECT:

Reminder - Because of the holiday, the next meeting will be held on Tuesday, September 2, 2014 at 6:30 p.m.