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

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, February 17, 2015 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Walter Barron, Neighborhood Bible Way Revival Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the February 2, 2015 meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing the dedication of the first Liberty Tree. Being received by Chuck McKinley, Jay Wise and Lindy Wise.

   b. Proclamation recognizing February as Black History Month - A Month of Peace, Justice and Healing. Being received by Marjorie Harrell.

   c. Proclamation recognizing 211 Awareness Week. Being received by Page Woodward, 211 Treasure Coast.

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 and must sign up in advance. 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.

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9. **CONSENT AGENDA**

a. Approve an Agreement with the Martin Luther King, Jr., Commemorative Committee Inc. of St. Lucie County to advance funds in order to facilitate the rehabilitation of the Lincoln Theater with monies being fully reimbursed upon the committee's receipt of funds from the State of Florida Grant titled "Lincoln Theater Facade Renovation & Theater Marquee Acquisition and Installation."

b. Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-016 for an amount not to exceed $12,940.00 for rehabilitation of 1115 Soltman Avenue funded by the State Housing Initiatives Partnership (SHIP).

c. Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-017 for an amount not to exceed $16,055.00 for rehabilitation to 1209 Apple Street funded by the State Housing Initiative Partnership (SHIP).

d. Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-019 for an amount not to exceed $23,095.00 for rehabilitation to 1012 N. 22nd Street funded by the State Housing Initiative Partnership (SHIP).

e. Approve De La Hoz Builders, Inc. as the lowest responsive bidder to RFP No. 2015-018 for an amount not to exceed $18,545.00 for rehabilitation to 2302 Avenue C funded by the State Housing Initiative Partnership (SHIP).

10. **PUBLIC HEARINGS**

a. Ordinance No. 15-002 - Creating Section 22-420, Economic Development Impact Fee Mitigation Program within Chapter 22 - Zoning, Article XVI. SECOND READING

b. Ordinance No. 15-004 - Replacing the PUD Zoning District with a PD Zoning District in Section 22-40. FIRST READING

c. Ordinance No. 15-005 Amending Section 2-29 and Section 2-35 relating to procedure for making public comment at meetings and placement on the agenda. FIRST READING

11. **MISCELLANEOUS REPORTS & REQUESTS**

12. **CITY COMMISSION**

a. Approval of Resolution No. UA 2015-01 which provides for a 3% increase in the water customer and volume charges which was approved by the FPUA Board on February 3, 2015.

b. Request by Mayor Linda Hudson for support of her advocacy for the 2015 Legislative Priorities of the Florida League of Cities.

c. Application for Design Review to allow for a metal structure at the State Farmer's Market, located at 3503 S US Hwy 1.

d. Resolution No. 15-R05 Appointing members to the Planning Board.

e. Resolution 15-R06 appointment members to the Board of Adjustment.

f. Resolution 15-R07 appointment members to the Code Enforcement Board.

g. Submittal of applications for appointment to the Board of Examiners of Contractors.

h. Submittal of applications for reappointment to the Construction Board of Adjustments and Appeals.

13. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Departmental Activity Report

14. **COMMENTS FROM THE COMMISSION**

15. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3052 at least 48 hours prior to the meeting.

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

Meeting Date: 02/17/2015

Re: Minutes 02.02.2015

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from the February 2, 2015 meeting.

Attachments

02.02.2015 Minutes

Form Review

Form Started By: Linda Cox Started On: 02/04/2015 02:50 PM

Final Approval Date: 02/04/2015

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, FEBRUARY 2, 2015.

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

2. OPENING PRAYER - Minister Rose Smith of Real Life Church, Port St. Lucie 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 January 20, 2015 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the Minutes of the Regular Meeting on January 20, 2015.

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

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

8. **COMMENTS FROM THE PUBLIC**

Ms. Dodi Spence

9. CONSENT AGENDA

a. Rescind Code Enforcement Lien in the amount of $161,500.00 against 312 N 12th Street, Ft. Pierce, FL owned by Beracah Estima Mellon, 312 N. 12th Street.

b. Request to reduce Code Enforcement Lien in the amount of $60,840.00 against 5315 Edwards Road owned by Mariner Cove Fort Pierce LTD, 2379 Beville Road, Daytona Beach, FL to $836.32 (administrative costs) payable in 60 days.

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

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

Passed

10. PUBLIC HEARINGS

a. Conditional Use and Site Plan Application submitted by Allied Well for construction of a Brine Storage & Transfer Tank Facility on property located at 650 S 29th Street, Fort Pierce, Florida.

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation and staff recommendation that the Commission approve the application for Conditional Use. Mr. Benton added the City has established ordinances that would prohibit deliveries prior to 7:00 a.m., preventing disturbances to the surrounding facilities during the night time hours.

Mayor Hudson opened the Public Hearing.

Mr. Abraham Chabab, Engineer and Agent for Allied, stated the site will have 6 tanks that will be housed inside the containment area. He clarified the operation of the site and stated the hours of operation will be during daytime hours. He informed the Commission that FDEP considers this a non-hazardous waste stream product, reassuring it is not hazardous. Allied has followed all rules of FDEP and coordinated with staff to provide all materials required in reference to the brine materials. The deep injection wells will discharge below the aquifer, eliminating a concern of the Planning Board.

Mr. Tim Perkins, Director of Water and Wastewater of FPUA, appeared and commented that 99% of the solid material in question is sodium chloride, table salt. The remaining 1% is sulfate, and is not a hazardous material to humans.

Commissioner Becht read into the record an email document he received on February 2, 2015 from Mr. Tim Perkins.

No one is discharging an uncontrolled substance into the FPUA well. This activity will be done under the Florida Department of Environmental Protection permit which has undergone rigorous scrutiny including an administrative hearing in a Circuit Court review of the administrative hearing finding. The customer will deliver a 6.5% brine solution to FPUA which will be mixed with FPUA's brine; the resulting solution is .8% brine which will be dumped 2700 to 3000 feet down where the water is 4.5% brine. A full analysis of the wastewater to be discharged using all drinking water parameters have been run with no parameter concern identified. The waste stream is not hazardous waste; the waste water flow will be continuously monitored for PH conductivity and flow rate. The customer has been issued an FPUA Industrial Discharge Permit with a requirement that a full water puddle analysis be run every 6 months.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve application for Conditional Use and Site Plan.

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

Passed

b. Ordinance No. 15-001 Extending the territorial limits of the City of Fort Pierce Florida to include property located at 9850 Midway Road, known as the Village At Midway. FIRST READING

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

Ms. Clarissa Davis, Planner, appeared with a presentation and staff recommendation that the City Commission approve the application. She responded that FPUA stated this is within the bulk service area and they did not raise any concerns with St. Lucie County providing service, there is a utility line in the vicinity of the property.

Commissioner Perona commented this property is outside of the FPUA service boundaries and it will take a lot of capital investment to provide water to this property. The City has to make sure they have a monopoly on providing service to the area and that has not yet been done. Until then, there will be a question of who can serve as provider.

Commissioner Becht stated there is a disagreement between FPUA and St. Lucie County over who is going to be the retail provider to the properties in that area; they all need good retail water. St. Lucie County does not have the capability to do this.

Mayor Hudson opened the Public Hearing.

Mr. Lee Dobbins with the Dean Mead Law Firm, representative for the applicants, explained these parcels are in addition to properties already owned and annexed in prior years. The owner anticipates being one of the first users of the new PD zoning district with the master site plan they are currently working on. The utility issue is something they would like to see addressed and find resolutions. They would welcome help from the County and City in providing the utility service quickly and as economically as possible.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-001 on first reading.

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

Passed

c. Ordinance No. 15-002 - Creating Section 22-420, Economic Development Impact Fee Mitigation Program within Chapter 22 - Zoning, Article XVI. FIRST READING

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

Deputy City Manager, Nick Mimms, and Historic Preservation Officer, Kori Benton, appeared with a presentation. Mr. Mimms stated this program is designed to generate and accelerate development, to attract businesses to Fort Pierce. The City wants to make Fort Pierce as accessible and understandable as possible; this ordinance will be a helpful tool to accomplish this.

In response to Commissioner Sessions, Mr. Benton noted that across the state of Florida agricultural operations are provided substantial subsidies or incentives from the State; they are encouraged to pursue possible qualification for this specific program.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Ordinance No. 15-002 on first reading.

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

Passed

d. Ordinance No. 15-003 - Creating a Disability Review Committee at the request of the City of Fort Pierce Retirement Board. SECOND READING

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

Ms. Gloria Johnson, Finance Director, appeared and addressed prior concerns on the make-up of the representatives of this committee. She reiterated the committee will be in an advisory capacity only; they will not give any designation of benefits.

Mayor Hudson opened the Public Hearing.

Ms. Dodi Spence stated she had sent an email to the members of the Commission with a list of her questions. Further stating, a lot of the information they are requesting be done by the subcommittee is already a part of the Retirement Board's rules of procedure.

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

Commissioner Alexander inquired if the City could hire experts for the small amount of times there are cases being considered. Ms. Johnson responded the City does have professionals in place they can hire if need be, it could be costly.

Commissioner Perona indicated from a technical standpoint the committee would be a valuable tool to the Retirement Board in the rare times a case comes before them. He believes the function is not to make it go faster, but to be able to give the retiree a better shot at the benefits available to them. This is that one step that would be invaluable to the board in making that final decision.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-003 on second and final reading.

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

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

12. CITY COMMISSION

a. Resolution 15-R03 granting a Historic Preservation Tax Exemption for property located at 301 S. US Highway 1.

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

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation and staff recommendation to approve tax exemption for a period of 10 years based upon eligibility and compliance with local and federal regulations for rehabilitation of a historic structure. He

stated the waiver would not be a specific impact to the City general fund, but more a waiver of revenue for the FPRA.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Resolution No. 15-R03.

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

Passed

b. Resolution 15-R04 renaming the Avenue D Historic District as the Lincoln Park Historic District based upon historic accuracy and appropriateness.

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

Mr. Kori Benton, Historic Preservation Officer, appeared with a presentation with a staff recommendation for the City Commission to approve the presented Resolution to improve the historic accuracy and appropriateness of the nomenclature of this historic district. Mr. Benton clarified the street name Avenue D will not change, it will remain the same.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Resolution No. 15-R04.

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

Passed

c. Submittal of applications for the Planning Board.

d. Submittal of applications for the Planning Board of Adjustment.

e. Submittal of applications for appointment to the Code Enforcement Board.

As to items 12c, 12d, 12e City Clerk, Linda Cox, indicated applications are attached and will come back at the next meeting in the form of a Resolution for approval and the City will hold the application submittal time open until Friday, February 6, 2015.

13. COMMENTS FROM THE CITY MANAGER

a. City Manager's Departmental Activity Report

Mr. Bradshaw stated there have been 59 applications received for the Police Chief position, 21 are from within the state and 38 nationwide. The consultants expressed their pleasure with the quality of the applicants. The closing date for the position is February 6, 2015; at that time the second phase of the process will begin. The requested update for the marina and floating docks will be on the agenda for the next meeting on February 17, 2015. He stated another project is North 2nd Street, a joint project between City, County, FPUA and FDOT.

Mr. Edwards, City Engineer, responded to the City Manager's request for an update on the North 2nd Street Project. They are anticipating construction to begin March 1, 2015 and that there will be a joint meeting with County representatives, City representatives and the property owners to bring everyone up to speed on the construction schedule.

Ms. Grohall, Planning Manager, gave a brief update on annexations and stated staff

continues to work with FPUA finding ways to streamline, improve and strengthen the annexation agreement process. She informed the Commission there will be a full update at the Conference Agenda meeting on Monday, February 9, 2015. Mayor Hudson clarified that after speaking with staff at FPUA they expressed their dedication to working with the City staff to rectify any issues with the City's annexation agreements.

Commissioner Sessions expressed his concern of the number of properties receiving utilities that do not have annexation agreements on file. He asked for the number of properties.

In closing, Mr. Bradshaw stated the City will have a workshop for the Development of the Port sometime in March.

b. REMINDER - The next meeting will be held on TUESDAY, February 17, 2015 at 6:30 p.m.

14. COMMENTS FROM THE COMMISSION

Commissioner Alexander expressed concern the questions that are raised during comments from the public aren't being addressed. Some questions have some validity to them and he would also like to know the answers. He feels the City needs to give the public their respect and not make them feel they are wasting their time. He inquired of a partnership between the City of Fort Pierce and St. Lucie County with FPRA. There are concerned citizens asking questions and getting the run around, especially with the façade grants. Mr. Schwerer clarified the partnership consists of the fact that both the City and the County equally contribute to the tax increment increases. The FPRA is a dependent district to the City only. Commissioner Alexander commented on the amount of street lights that are on Avenue D between 7th Street and 25th Street that are not lit. He stated that when all of the lights are lit Avenue D is a beautiful sight from 7th Street. Mr. Bradshaw to follow up with Public Works.

Commissioner Perona stated Fort Pierce was alive this past weekend, entertainment all over. He is concerned with finding suitable, convenient parking. Cars are being towed; these experiences really frown on all of the efforts by the City and the citizens of the community. He noted that City has partnered with landowners in the past and suggests staff reach out to the individual owners to negotiate and possibly enter into a low cost agreement, or at least an understanding, to increase areas for parking; this may help alleviate some of the liability issues to those individual original owners. He listed free parking areas available as the City's parking garage, the Manatee Center as well as street side parking. With the City expansion of the Marina, all of the entertainment, all of the festivals and markets he affirmed there is a need for this all to be a happy experience of finding suitable parking and knowing their cars are going to be there when they come back to it. Commissioner Perona stated the area between the Renaissance and St. Andrews is a key location and he would like to see if an agreement can be reached with the owners of the property.

Commissioner Alexander interjected that he had been approached by an owner that suggested putting up a gate and charging for parking during events, thus assuming all of the liability. Commissioner Alexander suggested letting the owner assume the total liability and allow gates to be installed on the property and charge for parking.

Commissioner Becht was pleased to say the parking problem is a great problem to have; the City has not always had the problem of too many people wanting to visit downtown or the beach area. The City needs to get ahead of this and he brought to staff's attention that he had a recollection about addressing pervious versus impervious parking and that there would be allowances for event parking. He stated he know the new owner of the property east of Harbor Community to be the company owned by Hans Kraaz, even though he was unable to find the new recorded deed of ownership and he has contacted City Hall about

what he can do to improve the properties. Interim Chief Amandro responded to Commissioner Becht that he would reiterate to staff and coordinate with Public Works to address the lights out on Avenue D. He wanted to share that Taco Dive, a privately owned business, has relocated and opened in downtown Fort Pierce. Lastly, he questioned a letter he received asking for a verification of marriage and was concerned that he received no prior notice it was coming to him. Ms. Johnson responded this company was contracted to conduct this survey as a cost saving measure for the City.

Commissioner Sessions just wanted to give some general information for the public; there is a FPUA meeting on February 3, 2015 at 6:00 p.m. where they will be discussing an increase in water rates. He encourages the public to be there and be proactive.

Mayor Hudson enjoyed attending the March Against Domestic Violence at Greater Mount Pleasant Primitive Baptist Church; it was a great supportive group. There was a representative from Operation Safe Space that spoke of the positive working relationship they share with the Fort Pierce Police Department. She also attended an open house at the Zora Neale Hurston House for the seniors that attend there during day time hours. They were also celebrating the birthday of Zora Neale Hurston; Mayor Hudson stated it was a very nice celebration. Lastly, she attended a luncheon with Mayor Oravec and four of the Boys and Girls Youth Club leaders. These leaders were chosen by their clubs to be leaders and the Boys and Girls Club arranged this luncheon to talk and motivate them to become future leaders. It was a great experience.

15. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 8:45 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 02/17/2015

Re: Liberty Tree

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing the dedication of the first Liberty Tree. Being received by Chuck McKinley, Jay Wise and Lindy Wise.

Attachments

Liberty Tree

Form Review

Form Started By: Linda Cox Started On: 01/27/2015 03:57 PM

Final Approval Date: 01/29/2015

WHEREAS, The Liberty Tree (1646-1775) was a famous elm tree that stood in Boston, near Boston Common, in the days before the American Revolution. The Tree was a rallying point for the growing resistance to the rule of Britain over the American colonies; and

WHEREAS, in the years that followed, almost every American town had its own Liberty Tree that served as a living symbol of popular support for individual liberty and resistance to tyranny. In some locales, a Liberty Pole rather than a tree served the same purpose; and

WHEREAS, when news of the Liberty Tree spread throughout the colonies, local patriots in each of the thirteen colonies formed a Sons of Liberty group and identified a large tree or erected a pole to be used as a meeting place. In those times, holding an unauthorized assembly was dangerous business that carried threats of imprisonment or death. The casual appearance of a group chatting beneath a tree was much safer; and

WHEREAS, The National Society of the Sons of the American Revolution (SAR) was organized on April 30, 1889. The SAR was conceived as a fraternal and civic society composed of lineal descendants of the men who wintered at Valley Forge, signed the Declaration of Independence, fought in battles of the American Revolution, served in the Continental Congress, or otherwise supported the cause of American Independence; and

WHEREAS, The Fort Pierce Women's Club and the Fort Pierce Chapter of the Daughters of the American Revolution both celebrated their 100th Anniversary in 2014 and for that reason, the Florida Sons of the American Revolution feels it fitting that the first tree in St. Lucie County be in Fort Pierce; and

WHEREAS, Florida Sons of the American Revolution will be dedicating the first "Liberty Tree" in St. Lucie County at the Fort Pierce Women's Club on March 28, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation to recognize the dedication of the:

"LIBERTY TREE"

in the City of Fort Pierce and urge all citizens to join in the festivities on March 28, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 17th day of February, 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 02/17/2015

Re: Black History Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing February as Black History Month - A Month of Peace, Justice and Healing. Being received by Marjorie Harrell.

Attachments

Black History Month

Form Review

Form Started By: Linda Cox Started On: 02/02/2015 02:23 PM

Final Approval Date: 02/02/2015

WHEREAS in 1976, Black History Month evolved from what was originally established as Negro History Week in 1926 by Dr. Carter G. Woodson, a noted African-American author and scholar. He realized the importance of providing a theme to focus the attention of the public; and

WHEREAS African-Americans play a significant role in the history of our country from its earliest days to our leaders of today; and

WHEREAS Black History Month is a time for all to reflect on the rich history and teachings of African-Americans whose contributions enrich our heritage and to acknowledge the legacy of their achievements; and

WHEREAS the celebration of Black History Month provides us an opportunity to embrace peace, justice and healing through acts of kindness, hugs and mutual respect of others.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of February 2015 as:

"Black History Month – A Month of Peace, Justice and Healing"

in the City of Fort Pierce and encourage all citizens to participate in random acts of kindness, hugs and healing in honor of the contributions of Black Americans.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 17th day of February, 2015.

MAYOR COMMISSIONER

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

Meeting Date: 02/17/2015

Re: 211 Awareness Week

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing 211 Awareness Week. Being received by Page Woodward, 211 Treasure Coast.

Attachments

211 Awareness

Form Review

Form Started By: Linda Cox Started On: 02/06/2015 04:44 PM

Final Approval Date: 02/06/2015

WHEREAS, many times when individuals and families need help in meeting life's basic needs or are experiencing times of crisis, they are not sure where to turn; and

WHEREAS, 2-1-1 is an easy to remember, easy to use, three-digit number recognized as the central linkage point in providing individuals and families with the guidance, support and information they need to solve their problems; and with the crisis intervention and suicide prevention they seek to keep them safe; and

WHEREAS, the City of Fort Pierce is fortunate to have 2-1-1 HelpLine, a service that is available any time of day or night that enables individuals and families to get the help they need; and

WHEREAS, 211's specialized advocacy and support services also include the "Help Me Grow Initiative" which helps link vulnerable families to crucial services while 211's life-saving "Sunshine" daily phone calls continue to positively impact the lives of local housebound/isolated seniors—all at no cost to those participating; and

WHEREAS, 2-1-1 HelpLine service is free, confidential, available 24/7, with highly trained staff who assist thousands of individuals in need of crisis intervention, assessment and referrals to community services. The staff at 211 will continue to provide that warm voice at the other end of the line, the caring assistance to the people of our community, and "Hope when you need it most!"

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim February 11 - 17, 2015, as:

"2-1-1 Awareness Week"

and urge all citizens to be aware of the only telephone number they need to know to access information and referral to programs and services at over 3,000 sites in our community that provide assistance in such areas as Health Care, Insurance, Volunteering, Food, Day Care, Mental Health Counseling, Support Groups, Financial Assistance, etc.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 17th day of February, 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 02/17/2015

Re: Martin Luther King, Jr. Commemorative Committee, Inc., of St. Lucie County Agreement

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

Approve an Agreement with the Martin Luther King, Jr., Commemorative Committee Inc. of St. Lucie County to advance funds in order to facilitate the rehabilitation of the Lincoln Theater with monies being fully reimbursed upon the committee's receipt of funds from the State of Florida Grant titled "Lincoln Theater Facade Renovation & Theater Marquee Acquisition and Installation."

SUMMARY:

This Agreement serves to advance the public interest of the City of Fort Pierce to support neighborhood rehabilitation by facilitating the renovation of an historic city landmark. Any funds advanced to the Martin Luther King, Jr., Commemorative Committee Inc. of St. Lucie County shall not be used for any purpose outside the Grant Agreement parameters and, upon receipt of grant funds from the State of Florida, the recipient will reimburse the City advanced funds within fifteen (15) days.

RECOMMENDATION:

Approval

ALTERNATIVES:

- Amendment of Agreement
- Denial of Agreement

RESPONSIBLE STAFF:

Nicholas Mimms, P.E., Deputy City Manager

COORDINATED WITH:

Robert W. Schwerer, City Attorney

Fiscal Impact

Budgeted Y/N:	No
Fiscal Year:	2015
Account:	Fund Balance
Amount:	50000.00

OTHER INFORMATION:

To be reimbursed as funds are received by the Martin Luther King, Jr., Commemorative Committee Inc. of St. Lucie County from the State of Florida.

Attachments

City Attorney Memo - MLK Agreement
Margaret Benton Letter - MLK Agreement
MLK Committee Corporate Resolution
Agreement for Advancement of Funds - MLK Commemorative Committee

Form Review

Inbox	Reviewed By	Date
Finance Department	Gloria Johnson	02/10/2015 12:19 PM
City Manager	Robert Bradshaw	02/11/2015 04:08 PM
Form Started By: Angela Wilkinson		Started On: 01/28/2015 03:03 PM
Final Approval Date: 02/11/2015		

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

M E M O R A N D U M

TO: Robert Bradshaw, City Manager

FROM: Robert V. Schwerer, Esq., City Attorney

SUBJECT: LINCOLN THEATER AGREEMENT
MARTIN LUTHER KING JR COMMEMORATIVE COMMITTEE, INC. OF ST. LUCIE COUNTY, FLORIDA

DATE: January 29, 2015

Attached are both the original of Agreement for the Advancement of Funds between the City and the Martin Luther King Jr. Commemorative Committee, Inc of St. Lucie County, Florida., as well as its Corporate Resolution authorizing the execution of the Agreement. The Agreement is approved as to form and ready for placement on the Commission agenda.

Robert V. Schwerer, Esq.
City Attorney

attachments

cc: Linda Cox, City Clerk
Karen Emerson, Esq., Assistant City Attorney [w/out attachments]
Libby Woodruff, Grants Administrator [w/out attachments]

JAN 29 2015

Law Offices of
MARGARET A. BENTON

ATTORNEY AND COUNSELOR AT LAW

800 VIRGINIA AVE., SUITE 10, FORT PIERCE, FL 34982 (772) 466-0995

January 29, 2015

Karen Emerson, Esquire
City of Fort Pierce
City Hall, 100 North US1
Fort Pierce, FL 34954-1480

Re: Lincoln Theater Facade Renovation, Fort Pierce, FL

Dear Ms. Emerson:

Enclosed please find the Agreement For Advancement of Funds, which has been executed by Martin Luther King, Jr., Commemorative Committee, Inc., of St Lucie County, Florida.

Also enclosed is the executed Corporate Resolution.

Sincerely,

Margaret A. Benton, Chairperson
Lincoln Theater Restoration Committee

cc: Elizabeth Woodruff
City of Fort Pierce Grant Administrator

Patricia Warren
Operations Management Consultant II
Cultural Affairs, State of Florida

Dianne Williams, Chairperson
Board of Directors
Dr. Martin Luther King, Jr.,
Commemorative Committee
of St Lucie County

CORPORATE RESOLUTION

I, RUTH DAVIS, the Second Vice Chairperson of Martin Luther King, Jr., Commemorative Committee of St Lucie County, a Florida Non-Profit Corporation, do certify that at a meeting of the entire Body of the Corporation, including the Board of Directors of said corporation, duly called and held in the City of Fort Pierce, and State of Florida, on the 13TH day of October 2014, at which a quorum was present and voted, the following resolution was unanimously adopted:

RESOLVED: That the corporation is hereby authorized to enter into an Agreement with the City of Fort Pierce, Florida in reference to advancements made to complete improvements to said property owned by the corporation and located at 1132 Avenue D, Fort Pierce, 34950 in St Lucie County, Florida, and

FURTHER RESOLVED: That Ruth Davis, the Second Vice Chairperson of said corporation is authorized to execute said Agreement with the City of Fort Pierce, and

I FURTHER CERTIFY that the foregoing resolution is not contrary to the charter and by-laws of the corporation, that the acts authorized by the Resolution are within the powers and scope of authority of the corporation, and that the resolution has not been modified or rescinded.

IN WITNESS WHEREOF: I have hereunto caused my hand and seal of the corporation to be hereunto subscribed this 29th day of January 2015.

Ruth Davis

By: Ruth Davis, Second Vice Chairperson

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this date by Ruth Davis, Second Vice Chairperson of Martin Luther King, Jr., Commemorative Committee of St Lucie County, a Florida corporation, on behalf of the corporation. She is personally known to me and did not take an oath.



Cheryl Rizzolo

Notary Public
State of Florida at Large
My Commission Expires:_____

AGREEMENT FOR ADVANCEMENT OF FUNDS

THIS AGREEMENT made and entered into this ____ day of _____, 2015, by and between the **CITY OF FORT PIERCE** ("CITY"), a municipal corporation, hereinafter referred to as **"CITY"** and the **MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA,** a Florida not for profit corporation, hereinafter referred to as the **"RECIPIENT"**.

WITNESSTH

WHEREAS, the **MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA,** a not for profit corporation, located at 800 Virginia Avenue, Suite 10, Fort Pierce Florida 34950, has received a State of Florida Grant titled: **"LINCOLN THEATER FAÇADE RENOVATION & THEATER MARQUEE ACQUISITION AND INSTALLATION"** (Grant No.: 15-9904), for rehabilitating the property located at **1132 Avenue D Street, Ft. Pierce, Fl. (Parcel ID 2409-501-0303-000-3)** (hereinafter "Theater"), to restore the Theater property for the benefit of the citizens of the City of Fort Pierce; and

WHERAS, the State of Florida and RECIPIENT have entered into a grant agreement for rehabilitation funding for the Theater, said Grant Agreement being attached hereto as **Exhibit "A"**

WHEREAS, the CITY, on February _____, 2015 has approved entering into an Agreement with RECIPIENT for advancing the funds to RECIPIENT for the purpose of facilitating the orderly rehabilitation of the Theater, said funds to be paid by the RECIPIENT upon receipt of grant funds from the State, the approvals appearing in the minutes of said meetings, subject to the provisions of this Agreement; and

WHEREAS, the RECIPIENT has agreed to fully reimburse the CITY for all funds advanced upon receipt of State of Florida grant funds.

WHEREAS, the CITY has determined that a valid public purpose will be served, and it is in the public interest of Fort Pierce to support neighborhood rehabilitation;

WHEREAS, MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA, a Florida non profit 501 C (3) organization registration number, (EIN #65-0134582), warrants and represents it is currently the legal owner of **1132 Avenue D Street, Ft. Pierce, Fl.** further described as Parcel Identification Number **2409-501-0303-000-3** in the records of the St. Lucie County Tax Assessor and possesses all current permits and occupational licenses to allow them to rehabilitate **1132 Avenue D Street,** and possesses legal authority to enter into this Agreement; and

NOW, THEREFORE, the parties do hereby agree as follows:

1. The specific grant is to be phased, with the first phase covered by this Agreement specifically including façade renovation in the amount of **$ 50,000 (fifty thousand dollars)** which includes the intended or anticipated uses for the Grant funds by RECIPIENTs are set forth in **Exhibit "A"** to this Agreement.
2. Subsequent phased advances to RECIPIENT may proceed upon repayment of the previous advances
3. RECIPIENT agrees to keep all necessary books and records, including property, personnel and financial records, in connection with its grant agreement, and shall further document all transactions so that all expenditures may be properly audited upon request and shall retain such records for a period of no less than 7 years.
4. RECIPIENT expressly agrees that funds advanced shall not be used for any purpose outside the scope of its Grant Agreement for the rehabilitation required by the Grant Agreement.

5. In exchange for the advance of funds by CITY for the purposes described herein RECIPIENT agrees as follows:

A) To make available to CITY staff or the CITY's authorized representative copies of all construction contracts entered into by RECIPIENT, or its agents on its behalf, related to the work performed under the Grant Agreement terms in Exhibit "A". RECIPIENT agrees that CITY or any authorized representative may have access to and the right to examine all records, books, papers, receipts, or documents related to funds advanced under this Agreement.

B) To provide CITY staff or the CITY's authorized representative access to all receipts of payments made and all invoices related to the work to be performed under the Grant Agreement terms in Exhibit "A"

C) To perform all work in conformance with federal, state, and local laws and to obtain all necessary approvals and permits and to comply with the terms and conditions of all such approvals and permits..

D) To promptly reimburse CITY for all previously advance funds within fifteen (15) days of receipt of payment by the State of Florida.

E) To submit written progress and status reports to CITY staff with copies to the City Manager on no less than a quarterly basis, or more frequently if requested, and other reports as may be reasonably required by CITY, including itemized or detailed lists of all expenditures.

F) To include in all publications, press releases, media productions and exhibit graphics produced by the RECIPIENT shall include the following statement:

"This renovation made possible by the support and partnership of the City of Fort Pierce"

6. Upon request by CITY the RECIPIENT shall submit to the CITY an unqualified audited statement, prepared and signed by an independent certified public accountant, which reviews and identifies the source and expenditures of any advanced funds

7. In the event that the audit of the financial records reveals that the advanced funds were not used for the purpose set forth in this Agreement or the Grant Agreement, then the CITY

may require RECIPIENT to return all unused funds and reimburse the CITYs for improperly used funds.

8. CITY shall not be responsible or liable for any debts, actions, obligations, negligence or liabilities committed by or incurred by the RECIPIENT, its staff or clientele.

9. RECIPIENTS' failure to repay City any advanced amounts or portions of advanced amounts from receipt of funds from the State grant disbursements as provided herein shall constitute breach.

RECIPIENTS' failure to abide by the terms of this Agreement or the terms of the Grant Agreement, Exhibit "A", shall constitute breach.

10. RECIPIENT hereby agrees to defend, hold harmless, and indemnify the CITY, its' agents, servants, and employees from and against any and all claims, liabilities for debts, losses obligations, or causes of action which may arise from any negligent or intentional misconduct, act or omission of the RECIPIENT, its agents, servants, or employees in the performance of any services contemplated under this agreement. No payment, however, final or otherwise shall operate to release the RECIPIENT from any obligations under this Agreement.

11. Nothing contained in this Agreement is intended to, nor shall it be construed in any manner to create or establish an employer-employee relationship, joint venture, partnership, or any other legal relationship between the parties, nor shall any employee or agent of the RECIPIENT by virtue of this Agreement be an employee of the CITY for any purpose whatsoever, nor shall any employee or agent of the RECIPIENT be entitled to any of the rights, privileges or benefits of CITY's employees. The RECIPIENT shall be deemed at all times an independent contractor and shall be wholly responsible for the manner in which it performs the services required of it by the terms of this Agreement. The RECIPIENT assumes exclusively the

responsibility for the acts of its employees or agents as they relate to the services to be provided during the course and scope of their employment. Under no circumstances shall the CITY be deemed a contractor, employer or project owner for purposes of Fla. Stat. § 440.10.

12. The RECIPIENT shall maintain at all times a general policy or policies of insurance so as to insure the work in progress, including coverage for public liability, fire, flood, workers compensation and comprehensive loss, such policy or policies to be underwritten in a sum satisfactory to the CITY. RECIPIENT may be required to submit to the CITY copies of certificates of such coverage prior to conveyance of the sums herein provided for.

13. The obligations of the CITY under this Agreement are subject to the availability of funds lawfully appropriated for its purposes by the CITY, as well as RECIPIENT's compliance with any conditions and terms imposed herein.

14. The RECIPIENT warrants and represents that it possesses the authority to enter into this Agreement, that there are no restrictions or prohibitions contained in any Article of Incorporation or By-laws against entering into this Agreement, and that it possesses the authority and ability to undertake all obligations required of it in this Agreement. A certified copy of the corporate resolution of the directors of **MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA,** approving this Agreement and authorizing its execution, is to be attached hereto and made a part hereof.

15. The CITY reserves the right to terminate this Agreement or to reduce the funding advance provided for herein, or to obtain reimbursement of monies previously paid if the RECIPIENT:Fails to file required reports or provide required documentation; or

a. Materially fails to comply with any provision of the grant agreement this Agreement; or

b. Expends funds under this Agreement for activities, services, or items outside the scope of what is provided for herein.

In the event CITY terminates this Agreement, the RECIPIENT shall be required to return all advanced funds not used as of the date of termination. Termination shall not release RECIPIENT from its obligation to reimburse the City for funds advanced.

16. Any notice, request, demand, or other communication required or permitted by this Agreement shall be made in writing and shall be provided by any of the following methods and to the following parties and locations:

1. Hand delivery
2. Mailed registered or certified mail, return receipt requested.

CITY:	**WITH COPIES TO:**
Libby Woodruff,	City Manager
Grants Administrator	P.O. Box 1480
P.O. Box 1480	Fort Pierce, FL 34954
Fort Pierce, FL 34954	

RECIPIENT

Name:	**MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA, INC.**
Address:	PO Box 3173 Fort Pierce, FL 34948

17. This Agreement shall be governed by the laws of the State of Florida and venue shall be in St. Lucie County, Florida.

18. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party this Agreement shall forthwith be physically amended to make such insertion or correction.

19. RECIPIENT warrants and represents that all of its employees are treated equally during employment without regard to race, creed, religion, color, age, sex, family status, national origin or handicap. RECIPIENT warrants and represents that is shall not deny assistance to exclude any person from participation any person or entity based on race, creed, religion, color, age, sex, family status, national origin or handicap.

20. RECIPIENT warrants that it will establish and adopt policies and safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain, whether for themselves or those with whom they have business, family, or other ties.

21. RECIPIENT warrants and represents that all of its employees are treated equally during employment without regard to race, creed, religion, color, age, sex, family status, national origin or handicap. RECIPIENT warrants and represents that is shall not deny assistance to exclude any person from participation any person or entity based on race, creed, religion, color, age, sex, family status, national origin or handicap.

22. RECIPIENT warrants that it will establish and adopt policies and safeguards to prohibit members, officers, and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain, whether for themselves or those with whom they have business, family, or other ties.

23. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter in this Agreement that are not contained in this Agreement. Accordingly it is agreed that no deviation from the terms herein shall be allowed. Any modification or alteration of this Agreement shall be by written document executed with the formality and of equal dignity herewith.

24. Without the written consent of the CITY this Agreement is not assignable by RECIPIENT.

25. If any term or provision herein or the application thereof shall be held invalid or unenforceable as to any person or circumstance, then the application of such term or provision to other persons or circumstances shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

IN WITNESS WHEREOF, the **CITY** and the **RECIPIENT**, have executed this Agreement as of the date first about written.

CITY OF FORT PIERCE, FLORIDA

Attestation:

By:_____
Linda Hudson, Mayor

By: _____
Linda Cox, City Clerk

Approved as to form and correctness:

_____
Robert V. Schwerer, Esquire
City Attorney

RECIPIENT: **MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA,**

By: Ruth Davis
Ruth Davis, Second Vice President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on this 27th day of JAN., 2015 by Ruth Davis, as Second vice President of the **MARTIN LUTHER KING, JR. COMMEMORATIVE COMMITTEE, INC. OF SAINT LUCIE COUNTY, FLORIDA,** has produced the following personally known as identification.

NOTARY PUBLIC
Cheryl Rizzolo

Name: CHERYL RIZZOLO

CHERYL RIZZOLO
Notary Public - State of Florida
My Comm. Expires Mar 26, 2018
Commission # FF 106679
Bonded Through National Notary Assn.

My commission expires: _____

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

Meeting Date: 02/17/2015

Re: Recommendation of Award for Bid No. 2015-016, State Housing Initiatives Partnership (SHIP), Housing Rehabilitation

Submitted For: Linda Whalen, Program Analyst, Urban Redevelopment

---

SUBJECT:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-016 for an amount not to exceed $12,940.00 for rehabilitation of 1115 Soltman Avenue funded by the State Housing Initiatives Partnership (SHIP).

SUMMARY:

In conformance with the SHIP Local Housing Assistance Plan (LHAP), the City of Fort Pierce may provide Owner-Occupied Housing Repair / Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied housing units and to address code violations. The City shall award SHIP owner-occupied repair / rehabilitation assistance to income eligible households on a first come first serve basis.

RECOMMENDATION:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-016.

ALTERNATIVES:

Select alternative bidder.

RESPONSIBLE STAFF:

Linda Whalen, Project Administrator, Urban Redevelopment
Nick Mimms, Deputy City Manager

COORDINATED WITH:

Building Department
Purchasing Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	105-9502-554-83-10
Amount:	$12,940.00

FISCAL IMPACT:

None. All projects will be fully funded by SHIP.

Attachments

2015-016

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	02/09/2015 11:39 AM
Finance Department	Gloria Johnson	02/10/2015 12:19 PM
City Manager	Robert Bradshaw	02/11/2015 10:56 AM
Form Started By: Linda Whalen		Started On: 02/06/2015 11:02 AM
Final Approval Date: 02/11/2015		

MEMORANDUM
from the
PROCUREMENT DEPARTMENT

TO: **Nick Mimms, Deputy City Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Georgia Montgomery, Purchasing Specialist**

SUBJECT: **Bid No. 2015-016 ~ Housing Rehabilitation Project for 1115 Soltman Avenue**

DATE: **February 6, 2015**

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 483 vendors. Twelve (12) vendors requested specifications with (4) responding (33.33%) plus 0 "No Bid" (33.33% total response).

Please respond to the Procurement Department for recommendation of award.

Expiration date is March 30, 2015. Commission approval must be completed by this date.

/gm

Attachment

cc: Linda Whalen, Grant Writer

CITY OF FORT PIERCE
TABULATION OF BIDS

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

BID ON:	**Housing Rehabilitation Project for 1115 Soltman Avenue**
BID NUMBER:	**2015-016**
DATE:	02/06/15 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
4 of 12 = 33.33 %
0 "No Bids"
Total =33.33%

Vendor	**Bid Amount**
Gentile Corporation West Palm, FL	$12,940.00
De La Hoz Builders, Inc. Sebastian, FL	$13,576.00
My Licensed Roofer d/b/a McAlhany Construction Vero Beach, FL	$15,460.00
Blackstreet Enterprises, LLC Port St Lucie, FL	$18,474.00

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

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

Meeting Date: 02/17/2015

Re: Recommendation of Award for Bid No. 2015-017, State Housing Initiative Partnership (SHIP), Housing Rehabilitation

Submitted For: Linda Whalen, Program Analyst, Urban Redevelopment

---

SUBJECT:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-017 for an amount not to exceed $16,055.00 for rehabilitation to 1209 Apple Street funded by the State Housing Initiative Partnership (SHIP).

SUMMARY:

In conformance with the SHIP Local Housing Assistance Plan (LHAP), the City of Fort Pierce may provide Owner-Occupied Housing Repair / Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied housing units and to address code violations. The City shall award SHIP owner-occupied repair / rehabilitation assistance to income eligible households on a first come first serve basis.

RECOMMENDATION:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-017.

ALTERNATIVES:

Select alternative bidder.

RESPONSIBLE STAFF:

Linda Whalen, Project Administrator, Urban Redevelopment
Nick Mimms, Deputy City Manager

COORDINATED WITH:

Building Department
Purchasing Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	105-9502-554-83-10
Amount:	$16,055.00

FISCAL IMPACT:

None. All projects will be fully funded by SHIP.

Attachments

2015-017

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	02/09/2015 11:39 AM
Finance Department	Gloria Johnson	02/10/2015 12:20 PM
City Manager	Robert Bradshaw	02/11/2015 10:56 AM
Form Started By: Linda Whalen		Started On: 02/06/2015 01:33 PM
Final Approval Date: 02/11/2015		

MEMORANDUM
from the
PROCUREMENT DEPARTMENT

TO: **Nick Mimms, Deputy City Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Georgia Montgomery, Purchasing Specialist**

SUBJECT: **Bid No. 2015-017 ~ Housing Rehabilitation Project for 1209 Apple Street**

DATE: **February 6, 2015**

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 483 vendors. Twelve (12) vendors requested specifications with (4) responding (33.33%) plus 0 "No Bid" (33.33% total response).

Please respond to the Procurement Department for recommendation of award.

Expiration date is March 30, 2015. Commission approval must be completed by this date.

/gm

Attachment

cc: Linda Whalen, Grant Writer

CITY OF FORT PIERCE
TABULATION OF BIDS

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

BID ON:	**Housing Rehabilitation Project for 1209 Apple Street**
BID NUMBER:	**2015-017**
DATE:	02/05/15 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
4 of 12 = 33.33%
0 "No Bids"
Total = 33.33 %

Vendor	Bid Amount
Gentile, Corporation West Palm, FL	$16,055.00
My Licensed Roofer d/b/a McAlhany Construction Vero Beach, FL	$17,037.00
De La Hoz Builders, Inc. Sebastian, FL	$18,423.00
Blackstreet Enterprises, LLC Port St Lucie, FL	$22,456.00

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

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

Meeting Date: 02/17/2015

Re: Recommendation of Award for Bid No. 2015-019, State Housing Initiative Partnership (SHIP), Housing Rehabilitation

Submitted For: Linda Whalen, Program Analyst, Urban Redevelopment

---

SUBJECT:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-019 for an amount not to exceed $23,095.00 for rehabilitation to 1012 N. 22nd Street funded by the State Housing Initiative Partnership (SHIP).

SUMMARY:

In conformance with the SHIP Local Housing Assistance Plan (LHAP), the City of Fort Pierce may provide Owner-Occupied Housing Repair / Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied housing units and to address code violations. The City shall award SHIP owner-occupied repair / rehabilitation assistance to income eligible households on a first come first serve basis.

RECOMMENDATION:

Approve Gentile Corporation as the lowest responsive bidder to RFP No. 2015-019.

ALTERNATIVES:

Select alternative bidder.

RESPONSIBLE STAFF:

Linda Whalen, Project Administrator, Urban Redevelopment
Nick Mimms, Deputy City Manager

COORDINATED WITH:

Building Department
Purchasing Department

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2015
Account:	105-9502-554-83-10
Amount:	$23,095.00

FISCAL IMPACT:

None. All projects will be fully funded by SHIP.

Attachments

2015-019

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	02/09/2015 11:39 AM
Finance Department	Gloria Johnson	02/10/2015 12:20 PM
City Manager	Robert Bradshaw	02/11/2015 10:56 AM
Form Started By: Linda Whalen		Started On: 02/06/2015 01:53 PM
Final Approval Date: 02/11/2015		

MEMORANDUM
from the
PROCUREMENT DEPARTMENT

TO: **Nick Mimms, Deputy City Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Georgia Montgomery, Purchasing Specialist**

SUBJECT: **Bid No. 2015-019 ~ Housing Rehabilitation Project for 1012 North 22nd Street**

DATE: **February 6, 2015**

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 464 vendors. Thirteen (13) vendors requested specifications with (4) responding (30.77%) plus 0 "No Bid" (30.77% total response).

Please respond to the Procurement Department for recommendation of award.

Expiration date is March 30, 2015. Commission approval must be completed by this date.

/gm

Attachment

cc: Linda Whalen, Grant Writer

CITY OF FORT PIERCE
TABULATION OF BIDS

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

BID ON:	**Housing Rehabilitation Project for 1012 N. 22nd Street**
BID NUMBER:	**2015-019**
DATE:	02/05/2015 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
4 of 13 = 30.77 %
0 "No Bids"
Total = 30.77 %

Vendor	Bid Amount
Gentile, Corporation West Palm Beach, FL	$23,095.00
My Licensed Roofer d/b/a McAlhany Construction Vero Beach, FL	$26,218.00
De La Hoz Builders, Inc. Sebastian, FL	$27, 653.00
Blackstreet Enterprises, LLC Port St Lucie, FL	$33,216.00

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

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

Meeting Date: 02/17/2015

Re: Recommendation of Award for Bid No. 2015-018, State Housing Initiative Partnership (SHIP), Housing Rehabilitation

Submitted For: Linda Whalen, Program Analyst, Urban Redevelopment

---

SUBJECT:

Approve De La Hoz Builders, Inc. as the lowest responsive bidder to RFP No. 2015-018 for an amount not to exceed $18,545.00 for rehabilitation to 2302 Avenue C funded by the State Housing Initiative Partnership (SHIP).

SUMMARY:

In conformance with the SHIP Local Housing Assistance Plan (LHAP), the City of Fort Pierce may provide Owner-Occupied Housing Repair / Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied repair / rehabilitation assistance to income eligible households on a first come first serve basis.

RECOMMENDATION:

Approve De La Hoz Builders, Inc. as the lowest responsive bidder to RFP No. 2015-018.

ALTERNATIVES:

Select alternative bidder.

RESPONSIBLE STAFF:

Linda Whalen, Project Administrator, Urban Redevelopment
Nick Mimms, Deputy City Manager

COORDINATED WITH:

Building Department
Purchasing Department

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2015
Account: 105-9502-554-83-10
Amount: $18,545.00

FISCAL IMPACT:

None. All projects will be fully funded by SHIP.

Attachments

2015-018

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	02/09/2015 11:39 AM
Finance Department	Gloria Johnson	02/10/2015 12:21 PM
City Manager	Robert Bradshaw	02/11/2015 10:56 AM
Form Started By: Linda Whalen		Started On: 02/06/2015 02:07 PM
Final Approval Date: 02/11/2015		

MEMORANDUM
from the
PROCUREMENT DEPARTMENT

TO: **Nick Mimms, Deputy City Manager**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Georgia Montgomery, Purchasing Specialist**

SUBJECT: **Bid No. 2015-018 ~ Housing Rehabilitation Project for 2302 Avenue C**

DATE: **February 6, 2015**

Attached are the tabulation sheet and a copy of each bid submittal for the above referenced bid. The file is available for review in the Procurement Department.

The invitation was sent to 462 vendors. Twelve (12) vendors requested specifications with (4) responding (33.33%) plus 0 "No Bid" (33.33% total response).

Please respond to the Procurement Department for recommendation of award.

Expiration date is March 30, 2015. Commission approval must be completed by this date.

/gm

Attachment

cc: Linda Whalen, Grant Writer

CITY OF FORT PIERCE
TABULATION OF BIDS

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

BID ON:	**Housing Rehabilitation Project for 2302 Avenue C**
BID NUMBER:	**2015-018**
DATE:	02/05/15 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
4 of 12 = 33.33 %
0 "No Bids"
Total = 33.33 %

Vendor	Bid Amount
De La Hoz Builders, Inc. Sebastian, FL	$18,545.00
Gentile, Corporation West Palm Beach, FL	$19,620.00
Blackstreet Enterprises, LLC Port St Lucie, FL	$27,573.00
My Licensed Roofer d/b/a McAlhany Construction Vero Beach, FL	$27,933.00

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

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

Meeting Date: 02/17/2015

Re: Impact Fee Mitigation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Ordinance No. 15-002 - Creating Section 22-420, Economic Development Impact Fee Mitigation Program within Chapter 22 - Zoning, Article XVI. SECOND READING

SUMMARY:

At their March 10, 2014 Conference Agenda meeting, the Mayor and City Commission directed the City Manager to evaluate various incentive programs to accelerate development and attract businesses to Fort Pierce, specifically a qualified target industry (QTI) impact fee mitigation program similar to that adopted by St. Lucie County.

At the December 8, 2014 Conference Agenda meeting, the Economic Development Team presented a final draft ordinance of an Economic Development Impact Fee Mitigation Program. Consensus was to move forward with adoption of the Ordinance as presented.

RECOMMENDATION:

Adopt Ordinance No. 15-002

ALTERNATIVES:

Do not adopt Ordinance.

RESPONSIBLE STAFF:

Nicholas Mimms, Deputy City Manager
Kori Benton, Historic Preservation Officer
Linda W. Cox, City Clerk

COORDINATED WITH:

City of Fort Pierce Economic Development Team

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The current balance of unspent impact fees is $334,299.35. We are unable to calculate the fiscal impact at this time because we don't know how many businesses may take advantage of the program. All program applicants will come before the Commission for approval and the fiscal impact will be calculated at that time.

Attachments

Staff Report
15-002
Program Comparison
SLC Ordinance
Impact Fee Collections
Impact Fee Balance

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	01/27/2015 02:25 PM

Form Started By: Linda Cox Started On: 01/21/2015 11:13 AM
Final Approval Date: 02/03/2015

Interoffice Memorandum
City Clerk's Office

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, Planning Manager

FROM: Linda W. Cox, City Clerk

RE: Establishment of Impact Fee Mitigation Program

DATE: December 30, 2014

STAFF REPORT

At their March 10, 2014 Conference Agenda meeting, the Mayor and City Commission directed the City Manager to evaluate various incentive programs to accelerate development and attract businesses to Fort Pierce, specifically a qualified target industry (QTI) impact fee mitigation program similar to that adopted by St. Lucie County.

At the December 8, 2014 Conference Agenda meeting, the Economic Development Team presented a final draft ordinance of an Economic Development Impact Fee Mitigation Program. Consensus was to move forward with adoption of the Ordinance as presented.

It is the recommendation of the Economic Development Team to adopt a program similar to our neighboring communities, particularly St. Lucie County. It is likely, that any business locating within our City will seek incentives from the County as well, much like with our ad valorem tax exemption. In order to simplify the application, monitoring and enforcement of the ordinance, the economic development team recommends that we utilize a "total capital investment" threshold rather calculating a percentage of private sector wage.

The following scenario is offered for illustration.

Company XYZ makes application to construct a 500,000 sq. ft. warehouse facility with a capital investment of $95,000,000.00. They will be hiring 300 individuals at an average rate of pay of $16.78 per hour and will have 750,000 sq. ft. of impervious surface.

Total impact fees due are as follows:

Parks & Recreation: $0.00 (applies to residential only)
Transportation: $155,940.00
Government Bldgs: $81,880.00
Solid Waste: $90,100.00
Stormwater: $30,000.00
Total Impact Fees: $327,920.00

Under the proposed ordinance, Company XYZ would owe $131,168.00 for impact fees and enjoy a waiver of $196,752.00.

Attachments:

Draft Ordinance
Summary of other Florida Programs
Qualified Targeted Industries for Incentives (Enterprise Florida)
Copy of St. Lucie County Impact Fee Mitigation Ordinance
Impact Fee Collection Summary through 8/22/2014

ORDINANCE NO. 15-002

AN ORDINANCE AMENDING THE CODE OF ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; CREATING SECTION 22-420 **ECONOMIC DEVELOPMENT IMPACT FEE MITIGATION PROGRAM** WITHIN CHAPTER 22 – ZONING, ARTICLE XVI – IMPACT FEES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commissioners of the City of Fort Pierce, Florida, have determined there is a need to establish an economic development impact fee mitigation program in the City because the imposition of the impact fees herein may place the City in a non-competitive position with other communities that have chosen not to require growth to pay its fair share of needed capital facilities, thus hindering efforts by the City and the community to encourage economic development opportunities within the City and to create permanent employment expansion opportunities for the City's citizens; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals.

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

SECTION 1. Chapter 22 – ZONING, Article XVI – IMPACT FEES, is hereby amended by creating Sec. 22-240 "ECONOMIC DEVELOPMENT IMPACT FEE MITIGATION PROGRAM"

Sec. 22-420. Economic Development Impact Fee Mitigation Program

(a) For the purpose of this section, the term "Qualified Target Industry Business" shall mean a new or expanding business in the City that has a positive economic and fiscal impact on the City and meets the requirements of Section 288.106 Florida Statutes, or its statutory successor in function, as a Qualified Target Industry Business. For the purpose of this section, the term "Applicant" shall include any person, company, research institute or business park developer that will house Qualified Target Industry Businesses.

(b) Because the imposition of the Impact Fees herein may place the City of Fort Pierce in a non-competitive position with other local governments that have chosen not to require growth to pay its fair share of needed capital facilities, thus hindering efforts by the City and the community to encourage economic development opportunities within the City and to create permanent employment expansion opportunities for the City's citizens, there is hereby created an Economic Development Impact Fee Mitigation Program for certain Qualified Target Industry Businesses to mitigate any real or perceived disadvantage occurring from the imposition of the Impact Fees.

(c) This program is not intended as an entitlement program. The program is intended to provide the Fort Pierce City Commission the opportunity in its sole discretion to grant impact fee mitigation to Qualified Target Industry Businesses.

(d) To be eligible for an Economic Development Impact Fee waiver, an Applicant must meet the following requirements:

(1) Qualify as a Qualified Target Industry Business and create a minimum of ten (10) new jobs or a ten (10) percent increase in existing employment (whichever is greater) with an average private sector wage (excluding benefits) of one hundred (100) percent of St. Lucie County's average private sector wage (excluding the top two executive salaries) and make a capital investment in the City of $5 million or greater in construction, renovations, equipment purchases, or other major capital investment items and remain in the City for a minimum of ten (10) years; and

(2) Enter into an agreement with the City wherein the Applicant agrees to locate or expand its business operations to/within the City of Fort Pierce for a period of at least ten (10) years. The Agreement will also require the Applicant to provide the City with the Applicant's Quarterly Report (UCT-6) and all other documentation to demonstrate that the job creation and salary level commitments were achieved.

(e) Any Applicant seeking an Economic Development Impact Fee waiver shall file an application for waiver with the City Manager prior to the issuance of the Building Permit for the subject Capital Facilities Impact Construction. The application shall contain:

(1) A designation of the Capital Facilities Impact Construction for which the application is being submitted, including a current and complete legal description of the property upon which the Qualified Target Industry Business is proposed to be located;

(2) The name and address of the owner of the property upon which the Qualified Target Industry Business is proposed to be located:

(3) Proof that the Capital Facilities Impact Construction will be a Qualified Target Industry Business;

(4) A notarized affidavit and all necessary supporting evidence affirming that the requirements of subsection (d)(l) or subsection (d)(2) above will be met within one (1) year of the date the Certificate of Occupancy is issued which term may be extended by the City Commissioner upon good cause shown; and

(5) Other necessary information as determined by the City Manager.

(f) Any Applicant who submits an application for Economic Development Impact Fee Mitigation pursuant to this Section and desires the immediate issuance of a Building Permit prior to approval of the application shall pay the Impact Fees imposed herein. Should the City Commission approve and accept the mitigation application, the mitigation amount shall be refunded to the Applicant or Owner.

(g) If the Applicant meets the requirements provided above for mitigation, the applicant shall be eligible for the following:

(1) If the Applicant qualifies under subsection (d)(1) above, it shall be eligible to receive an Economic Development Impact Fee Mitigation in the following amounts, provided, however that the City Commission may increase these mitigation amounts in the event the Applicant exceeds these requirements:

Number of Jobs Created	Total Capital Investment	Waiver Amount
Minimum of 10	$5,000,000 to $9,999,999.99	40% of total City Impact Fees
Minimum of 10	$10,000,000 to $14,999,999.99	50% of total City Impact Fees
Minimum of 10	$15,000,000 or more	60% of total City Impact Fees

(h) If the City Manager finds that the Applicant meets the requirements provided herein for mitigation, the City Manager shall agenda an Impact Fee Mitigation Agreement before the City Commission which shall contain, but not be limited to, the City of Fort Pierce Impact Fee Mitigation Application for Qualified Target Industries and any other documents as requested by the City Manager. Because this program is not an entitlement program, the City Commission may reject the request for mitigation without cause.

(i) Any incentive approved pursuant to the Economic Development Impact Fee Mitigation Program shall be paid from other legally available funds (other than impact fees).

(j) Any request for Economic Development Impact Fee Mitigation must be submitted to the City by the Applicant prior to the Applicant deciding whether or not they will expand or locate in the City of Fort Pierce.

SECTION 2. Provisions of this Ordinance are severable; and if any section, subsection, sentence or clause or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this ordinance shall not be affected thereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

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

APPROVED AS TO FORM
AND CORRECTNESS:

_____
ROBERT V. SCHWERER, ESQ.
CITY ATTORNEY

STATE OF FLORIDA
ST. LUCIE COUNTY

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 15-002 was duly advertised by title only in the St. Lucie News Tribune on January 23, 2015; 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 February 2, 2015 and was duly introduced, read by title only, and passed on second and final reading on February 17, 2015 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 17th day of February, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

St. Lucie County

Number of Jobs Created	% of Average Private Sector Wage	Waiver Amount
Minimum of 10	107 % plus benefits	$3500 per job created
Minimum of 10	150 % plus benefits	$5000 per job created
Minimum of 10	200 % plus benefits	$7500 per job created

Number of Jobs Created	Total Capital Investment	Waiver Amount
Minimum of 10	$10,000,000 to $14,499,999.99	40% of total County Impact Fees
Minimum of 10	$15,000,000 to $19,999,999.99	50% of total County Impact Fees
Minimum of 10	$20,000,000 or more	60% of total County Impact Fees

Martin County

Number of Jobs Created	% of Average Private Sector Wage	Waiver Amount
Minimum of 10	115 % plus benefits	$3500 per job created
Minimum of 10	150 % plus benefits	$5000 per job created
Minimum of 10	200 % plus benefits	$7500 per job created

Number of Jobs Created	Total Capital Investment	Waiver Amount
Minimum of 10	$10,000,000 to $14,499,999.99	40% of total County Impact Fees
Minimum of 10	$15,000,000 to $19,999,999.99	50% of total County Impact Fees
Minimum of 10	$20,000,000 or more	60% of total County Impact Fees

Clay County – Applies to Road Impact Fees Only

Number of Jobs Created	% of Average Private Sector Wage	Waiver Amount
Minimum of 10	115 %	100% of Road Impact Fee
Minimum of 10	100 % plus $5M capital investment	80% of Road Impact Fee
Minimum of 25	100 %	80% of Road Impact Fee
Minimum of 10	100 % for Road Impact Const on Brownfield	80% of Road Impact Fee

City of Lakeland

High Wage Job Creation	% of Average Private Sector Wage	Waiver Amount
Minimum of 10-50	115 %	50%
Minimum of 51-100	115 %	70%
Minimum of 101	115 %	90%

Industrial Job Creation	% of Average Private Sector Wage	Waiver Amount
Minimum of 100-199	n/a	50%
Minimum of 200-299	n/a	70%
Minimum of 300+	n/a	90%

Osceola County

Job Creation	% of Average Private Sector Wage	Waiver Amount
Minimum of 10 plus $10 M capital investment	115 %	50% of transportation impact fee

Fort Pierce currently has the following impact fees:

Parks and Recreation (Residential Only)
Government Buildings
Solid Waste
Stormwater
Transportation

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3164927 02/04/2008 at 11:40 AM
OR BOOK 2934 PAGE 1763 - 1768 Doc Type: ORDN
RECORDING: $52.50

ORDINANCE NO. 08-007

AN ORDINANCE CREATING CHAPTER 1-7.5 "ECONOMIC DEVELOPMENT" OF THE CODE OF ORDINANCES; FURTHER CREATING SECTION 1-7.5-1 "ECONOMIC DEVELOPMENT IMPACT FEE MITIGATION PROGRAM"; PROVIDING FOR SEVERABILITY, ALTERNATE METHOD, EFFECTIVE DATE AND FILING

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

1. There is a need to establish an economic development impact fee mitigation program in the County because the imposition of the impact fees herein may place the County in a non-competitive position with other communities that have chosen not to require growth to pay its fair share of needed capital facilities, thus hindering efforts by the County and the community to encourage economic development opportunities within the County and to create permanent employment expansion opportunities for the County's citizens.

2. Section 125.045, Florida Statutes, provides the County with the power to enhance and expand economic activity in the County including the authority to expend and use public funds toward achievement of the County's economic development goals.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA:

PART A. CHAPTER 1-7.5 "ECONOMIC DEVELOPMENT" IS HEREBY CREATED IN THE CODE OF ORDINANCES AND COMPILED LAWS OF ST. LUCIE COUNTY" BY CREATING PART A "ECONOMIC DEVELOPMENT IMPACT FEE MITIGATION PROGRAM" AS FOLLOWS:

Sec. 1-7.5-1. Economic Development Impact Fee Mitigation Program

(a) For the purpose of this section, the term "Qualified Target Industry Business" shall mean a new or expanding business in the County that has a positive economic and fiscal impact on the County and meets the requirements of Section 288.106, Florida Statutes, or its statutory successor in function, as a Qualified Target Industry Business. For the purpose of this section, the term "Applicant" shall include any person, company, research institute or business park developer that will house Qualified Target Industry Businesses.

(b) Because the imposition of the Impact Fees herein may place St. Lucie County in a non-competitive position with other local governments that have chosen not to require growth to pay its fair share of needed capital facilities, thus hindering efforts by the County and the community to encourage economic development opportunities within the County and to create permanent employment expansion opportunities for the County's citizens, there is hereby created an Economic Development Impact Fee Mitigation Program for certain Qualified Target Industry Businesses to mitigate any real or perceived disadvantage occurring from the imposition of the Impact Fees.

(c) This program is not intended as an entitlement program. The program is intended to provide the Board of County Commissioners the opportunity in its sole discretion, to grant impact fee mitigation to Qualified Target Industry Businesses.

(d) To be eligible for an Economic Development Impact Fee waiver, an Applicant must meet the following requirements:

(1) Qualify as a Qualified Target Industry Business and create a minimum of ten (10) new jobs or a 10% increase in existing employment (whichever is greater) with an average private sector wage (excluding benefits) of at least 107% of St. Lucie County's average private sector wage (excluding the top two executive salaries) and provide a benefit package that includes health insurance and remain in the County for a minimum of ten (10) years; or

(2) Qualify as a Qualified Target Industry Business and create a minimum of ten (10) new job s or a 10% increase in existing employment (whichever is greater) with an average private sector wage (excluding benefits) of 100% of St. Lucie County's average private sector wage (excluding the top two executive salaries) and make a capital investment in the County of $10 million or greater in construction, renovations, equipment purchases, or other major capital investment items and remain in the County for a minimum of ten (10) years; and

(3) Enter into an agreement with the County wherein the Applicant agrees to locate or expand its business operations to/within St. Lucie County for a period of at least ten (10) years. The Agreement will also require the Applicant to provide the County with the Applicant's Quarterly Report (UCT-6) and all other documentation to demonstrate that the job creation and salary level commitments were achieved.

(e) Any Applicant seeking an Economic Development Impact Fee waiver shall file an application for waiver with the County Administrator prior to the issuance of the Building Permit for the subject Capital Facilities Impact Construction. The application shall contain:

(1) a designation of the Capital Facilities Impact Construction for which the application is being submitted, including a current and complete legal description of the property upon which the Qualified Target Industry Business is proposed to be located;

(2) the name and address of the owner of the property upon which the Qualified Target Industry Business is proposed to be located;

(3) proof that the Capital Facilities Impact Construction will be a Qualified Target Industry Business;

(4) a notarized affidavit and all necessary supporting evidence affirming that the requirements of subsection (d)(1) or subsection (d)(2) above will be met within one (1) year of the date the Certificate of Occupancy is issued which term may be extended by the Board of County Commissioners upon good cause shown; and

(5) other necessary information as determined by the County Administrator.

(f) Any Applicant who submits an application for Economic Development Impact Fee Mitigation pursuant to this Section and desires the immediate issuance of a Building Permit prior to approval of the application shall pay the Impact Fees imposed herein. Should the Board of County Commissioners approve and accept the mitigation application, the mitigation amount shall be refunded to the Applicant or Owner.

(g) If the Applicant meets the requirements provided above for mitigation, the Applicant shall be eligible for the following:

(1) If the Applicant qualifies under subsection (d)(1) above, it shall be eligible to receive an Economic Development Impact Fee Mitigation in the following amounts; provided, however, that the Board may increase these waiver amounts in the event the Applicant exceeds these requirements:

Number of Jobs Created	% of Average Private Sector Wage	Waiver Amount
Minimum of 10	107% plus benefits	$3,500 per job created
Minimum of 10	150% plus benefits	$5,000 per job created
Minimum of 10	200% plus benefits	$7,500 per job created

(2) If the Applicant qualifies under subsection (d)(2) above, it shall be eligible to receive an Economic Development Impact Fee Mitigation in the following amounts; provided, however that the Board may increase these mitigation amounts in the event the Applicant exceeds these requirements:

Number of Jobs Created	Total Capital Investment	Waiver Amount
Minimum of 10	$10,000,000 to $14,999,999.99	40% of total County Impact Fees
Minimum of 10	$15,000,000 to $19,999,999.99	50% of total County Impact Fees
Minimum of 10	$20,000,000 or more	60% of total County Impact Fees

(3) Each Applicant shall only be eligible for mitigation under either subsection (C)(1) or subsection (C)(2), but not both.

(h) If the County Administrator finds that the Applicant meets the requirements provided herein for mitigation, the County Administrator shall agenda an Impact Fee Mitigation Agreement before the Board of County Commissioners, which shall contain, but not be limited to, the St. Lucie County Impact Fee Mitigation Application for Qualified Target Industries and any other documents as requested by the County Administrator. Because this Program is not an entitlement program, the Board may reject the request for mitigation without cause.

(i) Any incentive approved pursuant to the Economic Development Impact Fee Mitigation Program shall be paid from other legally available funds (other than impact fees).

(j) Any request for Economic Development Impact Fee Mitigation must be submitted to the County by the Applicant prior to the Applicant deciding whether or not they will expand or locate in St. Lucie County.

PART B. SEVERABILITY.

Provisions of this Ordinance are severable; and if any section, subsection, sentence or clause or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this ordinance shall not be affected thereby.

PART C. ALTERNATIVE METHOD.

This Ordinance shall be deemed to provide an additional and alternative method for the implementation of the purpose authorized hereby and shall be regarded as supplemental and additional to powers conferred by other laws, and shall not be regarded as derogation or diminishment of any powers now existing or which may hereafter come into existence. This ordinance, being necessary for the Public Health, Safety, and Welfare of the inhabitants of the County, shall be liberally construed to affect the purposes hereof.

PARK D. EFFECTIVE DATE.

A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners of St. Lucie County within ten days after enactment by the Board, and this ordinance shall take effect on upon filing with the Department of State.

PART E. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to send a certified copy of this Ordinance to the Bureau of Laws, Department of State, the Capitol, Tallahassee, Florida 32304.

PART F. ADOPTION.

After motion and second, the vote on this ordinance was as follows:

Chairman	Joseph E. Smith	AYE
Vice Chairman	Paula A. Lewis	AYE
Commissioner	Doug Coward	AYE
Commissioner	Chris Craft	AYE
Commissioner	Charles Grande	AYE

PART G. CODIFICATION.

Provisions of this ordinance shall be incorporated in the County Code and the word "ordinance" may be changed to "section," "article" or other appropriate word and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that parts B to G shall not be codified.

PASSED AND DULY ADOPTED this 15th day of January, 2008.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST:

Deputy Clerk

By: _____
Chair

APPROVED AS TO FORM AND
CORRECTNESS:

_____
County Attorney

RESTRICTED REVENUE RECONCILIATION
THRU 12/31/2014

	Receipts Budget 2008-2009	Receipts Budget 2009-2010	Receipts Budget 2010-2011	Receipts Budget 2011-2012	Receipts Budget 2012-2013	Receipts Budget 2013-2014	Receipts Budget 2014-2015		Total Receipts
							3-months		
Storm Water Utility Fee		12,339.88	1,457.48	8,721.37	3,658.52	1,920.97	237.52		28,335.74
Road Impact Fees		124,853.37	96,502.32	18,849.72	28,067.65	87,390.57	6,539.15		362,202.78
Park Impact Fees		104,994.45	44,744.65	12,337.36	4,649.71	23,628.91	3,783.26		194,138.34
Building Impact Fees		46,715.85	15,837.34	5,091.32	3,036.49	8,318.30	1,021.51		80,020.81
Solid Waste		13,201.05	3,220.51	1,972.46	839.84	2,056.73	296.26		21,586.85
		302,104.60	161,762.30	46,972.23	40,252.21	123,315.48	11,877.70		686,284.52
									686,284.52

RESTRICTED REVENUE RECONCILIATION 1/22/2015

THRU 1/21/2015

	Receipts Budget 2009-2013	Receipts Budget 2013-2014	Receipts Budget 2014-2015	Total Receipts	Expend Total	Balance FY2015	
Storm Water Utility Fee	26,177.25	1,920.97	565.42	28,663.64	0.00	28,663.64	
Road Impact Fees	268,273.06	87,390.57	13,332.90	368,996.53	160,153.84	208,842.69	
Park Impact Fees	166,726.17	23,628.91	7,583.31	197,938.39	176,176.56	21,761.83	
Building Impact Fees	70,681.00	8,318.30	2,043.79	81,043.09	8,735.09	72,308.00	
Solid Waste	19,233.86	2,056.73	592.52	21,883.11	19,233.86	2,649.25	
	551,091.34	123,315.48	24,117.94	698,524.76	364,299.35	334,225.41	**Actual Balance**

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

Meeting Date: 02/17/2015

Re: Proposed Amendments to the PUD Zoning District (Section 22-40)

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

---

SUBJECT:

Ordinance No. 15-004 - Replacing the PUD Zoning District with a PD Zoning District in Section 22-40. FIRST READING

SUMMARY:

With more than a decade since the current PUD zoning designation had been utilized by any developer, staff reviewed Section 22-40 as written to determine whether it's fulfilling its role to provide flexible land development standards. As a result, staff is recommending the proposed Amendments.

RECOMMENDATION:

That the City Commission approves the proposed changes to Section 22-40, Planned Development, as presented.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Sandy Ramseth, AICP

COORDINATED WITH:

Rebecca Grohall, AICP

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Increase tax revenue with potential development utilizing a zoning designation that allows for greater flexibility.

Attachments

Staff Report

Ordinance 15-004

Existing Section 22-40

Planning Board Minutes

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 09:57 AM

Form Started By: Sandra Ramseth
Started On: 02/03/2015 03:44 PM
Final Approval Date: 02/11/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Sandy Ramseth, AICP, Senior Planner

SUBJECT: Proposed Amendments to the PUD Zoning District (Section 22-40)

DATE: February 6, 2015

STAFF REPORT

The City's current Planned Unit Development or PUD zoning designation is *"intended to provide for comprehensive developments incorporating residential uses, a substantial amount of open space and appropriate commercial, public and semi-public uses. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks."*

With more than a decade since the current PUD zoning designation had been utilized by any developer, City staff reviewed Section 22-40 as it is written to determine whether it is fulfilling its role to provide flexible land development standards. While the City's PUD designation requires *"comprehensive development incorporating residential uses",* not all Planned Unit Developments should have to incorporate a residential component; this concept lends itself to an antiquated view of a PUD.

The proposed amendments to Section 22-40, Planned Unit Development zone (PUD), are in effort to accomplish the following:

- **Provide and promote greater flexibility for design and diversification;**
- **Streamline the review process;**
- **Allow for phasing of the project;**
- **Establish a modification procedure; and**
- **Modify the nomenclature from PUD to PD.**

Over the past few years; Staff, Planning Board members, Advisory Group representatives and interested stakeholders have been actively reviewing drafts of the proposed Land Development Regulations (LDR's) as part of a comprehensive rewrite tasked by Duncan Associates, Inc. This process was undertaken to replace LDR's that have been dormant for almost 30 years, or since 1981.

For the most part, this draft was not adopted with the exception of some select sections of re-writes moving forward for adoption. Staff recommends moving forward with a proposed re-write to the LDR for adoption. It should be noted that staff did review the Duncan Associates' draft of Section 22-40, and felt it did not provide the flexibility or streamlining desired for the revised code. The Planned Unit Development that was presented by Duncan Associates was to provide three different versions, all containing a residential component:

> **a) Planned Residential Development (PRD):** Developments that seek greater flexibility in housing types and sizes than is provided by base district and in return offer enhanced amenities and protection of natural and historic resources and sensitive environmental features, including, flood hazard areas, jurisdictional wetlands and native uplands habitat.
>
> **b) Traditional Neighborhood Development (TND):** Developments characterized by lot or parcel configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.
>
> **c) Mixed-use Development (MXD):** Developments that contain a complementary and integrated mix of residential and nonresidential uses.

These Duncan Associates development categories will not fill the needs of someone wanting to do a commercial/office or industrial type site. Further, the previously proposed PUD option was to be an overlay rather than zoning district with the original underlying zoning still intact, further complicating and limiting an otherwise straightforward process. However, all three of these type PUDs will be possible in the following proposed amendment.

A more modernistic view of a PUD is an assembly of compatible uses, using design and layout of the developers' liking to make for a functionally cohesive project. In some cases, a PUD may incorporate only one use type, but in a manner or design not consistent with current standard zoning destinations. A PUD can be thought of as a zoning designation that could work when all others fail to fit the needs of the development. But this is not to be construed as a zoning designation that gives away the farm; quite the contrary. It is a designation that allows for the governing body to have the most input and ability to condition how the project will be built. It is a genuine give and take process between the developer and regulators. The City may relax on some development criteria, and in return can often leverage that into meaningful assurances from the developer.

In addition to the antiquated requirements of the current PUD designation, the PUD process is more laborious than it need be. Sure it is the rezoning process and site plan review done simultaneously, but it should be just that—those two processes combined. To have all the extra steps, such as concept plan approval, is not only redundant, but time consuming for the developer which translates into costs; unnecessary ones at that. So to streamline the process would be good for business, so to speak.

Further, it has been noted the current PUD designation had not been successfully utilized in almost a decade. The most active and successful PUD projects located throughout the City have come by way of annexation from the County. The last project to utilize the City's PUD process was Harbour Isle in 2004.

Finally, a change in nomenclature from PUD to PD is recommended for two reasons: the first being that it indicates a change in the code; that something new has been added or revised which may make it worth consideration for a developer. Secondly, removing the "U" meaning unit which is usually synonymous with a residential unit is in keeping with the revision of Section 22-40, in that residential units are no longer required to be part of this zoning district.

Therefore, for all the aforementioned reasons, staff feels breathing new life into the PUD/PD designation and process could have immediate and positive impacts for new and innovative projects.

The following changes are being proposed:

- **To change the nomenclature from Planned Unit Development (PUD) to Planned Development (PD);**
- **Expanding and clarifying the purpose and intent of the PD zoning designation;**
- **Eliminate the requirement for a residential component within a PD;**
- **Allow any combination of compatible uses within a PD;**
- **Allow for a single use PD, if the design/layout is innovative and does not fit within a standard existing zoning district;**
- **Density allowed only as consistent with Comprehensive Plan;**
- **Decrease the minimum size of a PD from 5 acres to any City property, regardless of size;**
- **Reduce the amount of required open space from 40% of the site to 20% for all uses;**
- **Gives freedom of design to the developer rather than follow set rules of a standard zoning district;**
- **Allows for phasing of a project with time limits;**
- **A streamlined review process similar to the City's current site plan review process, eliminating the extra steps of a mandatory "concept plan" as previously required, however the concept plan is still an option of applicant's choosing;**
- **A procedure to modify PD plans, with minor modifications being done administratively, and major modifications processed similar to new applications;**
- **Establish modification review criteria to determine the level of modification; and**
- **Expiration of and approved plan that has failed to commence.**

It should be noted that the latest adopted Comprehensive Plan (February 2011) contains policies that should be reflected within the LDR's. Accordingly, these proposed changes are consistent with the adopted plan, and due to the somewhat negotiated nature of PD zoning, will be able to uphold the Comprehensive Plan at an enhanced level. The following policies support the changes in Section 22-40, Planned Unit Development zone (PUD):

1.1.17 Policy:
Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.3.1 Policy:
The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:
The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

1.16.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

1.16.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

The proposed amendment is consistent with the Comprehensive Plan. In addition, the amendment proposed satisfies the following standards specified in Section 22-131 of the City Code:

(1) The amendment will not have an adverse affect on the ability of the City to:
    a. Satisfy land and water use needs
    b. Meet transportation demands and provide community facilities and services
(2) The amendment will promote and protect the public health, safety and general welfare.

Planning Board Recommendation:
That the Planning Board forward to the City Commission a recommendation to approve the proposed changes to Section 22-40 with the revisions:

- that the amount of required open space of the site be changed from 25% for residential, 20% for mixed use, commercial and office, and 15% for industrial, to a straight 20% open space for any and all uses; and
- that the PUD/PD designation are the same to avoid irregularities or conflicts in any other code sections.

Planning Staff Recommendation:
That the City Commission approves the proposed changes to Section 22-40, Planned Development, as presented.

ORDINANCE NO. 15-004

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; REPEALING CHAPTER 22, ARTICLE THREE, PLANNED UNIT DEVELOPMENT ZONE (PUD), SECTION 22-40; AND CREATING A NEW **CHAPTER 22, ARTICLE THREE, PLANNED DEVELOPMENT ZONE (PD) SECTION 22-40**; CREATING THE PURPOSE, GENERAL STANDARDS FOR APPROVAL, APPLICATION REQUIREMENTS, PLANNED DEVELOPMENT REVIEW PROCEDURES, ADHERENCE TO APPROVED PLANNED DEVELOPMENT, MODIFICATIONS OF AN APPROVED PD SITE PLAN, STATUS OF PREVIOUSLY APPROVED PUD PLANS, EXPIRATION OF AN APPROVED PD PLAN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS on June 15, 1981, the City adopted Ordinance No. H-186 which established the Planned Unit Development (PUD) Zoning District, with subsequent amendments following in 2004 and 2012; and

WHEREAS the City of Fort Pierce would like to promote and provide greater flexibility for design and diversification of uses within the Planned Unit Development Zoning District by eliminating the requirement for a residential component and allowing for any combination of uses;

WHEREAS the City of Fort Pierce would like to repeal Chapter 22, Article Three, Section 22-40, Planned Unit Development Zone (PUD), of the Code of Ordinances, and create a new Chapter 22, Article Three, Section 22-40, Planned Development Zone (PD), of the Code of Ordinances;

WHEREAS the City of Fort Pierce finds the created Planned Development (PD) Zoning District consistent with the Comprehensive Plan of the City of Fort Pierce; and

WHEREAS the City of Fort Pierce finds the created Planned Development (PD) Zoning District satisfies the following standards specified in Section 22-131 of the City Code:

(1) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs

b. Meet transportation demands and provide community facilities and services

(2) The amendment will promote and protect the public health, safety and general welfare;

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

SECTION 1. Section 22-40, of the Code of Ordinances of the City of Fort Pierce, Florida is hereby repealed so that the same shall be of no further force or effect whatsoever:

~~**Sec. 22-40. – Planned Unit Development Zone (PUD).**~~

~~(a) *Purpose.* The PUD zone is intended to provide for comprehensive developments incorporating residential uses, a substantial amount of open space and appropriate commercial, public and semi-public uses. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks.~~

~~(b) *General standards for approval.* Prior to including a tract of land in the PUD zone or approving a final development plan for a planned unit development, the city commission shall determine that:~~

~~(1) The planned unit development is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.~~

~~(2) The planned unit development will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: Water, sewer, storm drainage, electrical services, fire protection, police protection and schools.~~

~~(3) A demand exists for the planned unit development at the proposed location and the applicant has the capacity to assure completion of the project.~~

~~(4) The planned unit development complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.~~

~~(c) *Potential uses.* The following uses are allowed in a planned unit development if the city commission considers them appropriate for the particular development being proposed, compatible~~

with nearby uses and consistent with the comprehensive plan and if other applicable standards are satisfied:

(1) Single-family dwelling, detached or attached.

(2) Duplexes, triplexes and quadraplexes.

(3) Multifamily housing developments.

(4) Adult congregate living facilities and boarding houses.

(5) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.

(6) Motels/hotels.

(7) Personal service establishments.

(8) Repair service establishments which provide repair services of a minor nature, such as: Radio and television repair services; watch, clock and jewelry repair services; and shoe repair services.

(9) Finance, insurance and real estate service establishments.

(10) Business service establishments.

(11) Communication service establishments.

(12) Professional service establishments.

(13) Education service establishments.

(14) Indoor amusement, entertainment and/or recreation establishments.

(15) Public and semi-public uses, including outdoor park and recreation facilities.

(16) Temporary uses meeting the requirements in section 22-65

(17) Such other uses as the city commission may consider appropriate.

(d) *Limitations on commercial uses.* No more than thirty (30) per cent of the gross floor area may be used for commercial development in the portion of a planned unit development which the comprehensive plan designates as residential. In an area designated as residential in the comprehensive plan, no building permit for commercial development shall be issued unless at least twenty (20) dwelling units have been constructed in the planned unit development, are in the process of being constructed or will be constructed simultaneously with the commercial development. The following comprehensive plan classifications will be considered to be residential categories: Low density residential (RL), medium density residential (RM) and high density residential (RH).

(e) *Minimum site size.* Planned unit developments shall be established on parcels of land which are a size suitable for the proposed development and are part of PUD zone which is at least five (5) acres in size.

(f) *Residential densities.* Maximum residential densities will not exceed the level which the city commission determines is consistent with the comprehensive plan. Unless it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed shall be fifteen (15) units per acre. Density bonuses awarded for the following criteria are cumulative.

(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the planned unit development will exceed the requirements in section 22-59 for landscaped area by ten (10) per cent, for amount of trees by ten (10) per cent and/or in terms of qualitative characteristics of the landscaping.

(2) *Siting.* The gross density may be increased up to one unit per acre for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features (such as topography), views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings (such as clustering).

(3) *Design.* The gross density may be increased up to one unit per acre for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the planned unit development.

(g) *Basic use standards.*

(1) Area, width, depth, yard and lot coverage requirements for lots in a planned unit development shall be determined by the city commission on the basis of relevant characteristics of the use, the rest of the planned unit development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.

(2) No building within the planned unit development shall be located closer than fifteen (15) feet to any street or street right-of-way. No building with residential dwellings shall be closer than twenty (20) feet to any non-accessory building, except single-family dwellings may be attached or less than twenty (20) feet apart. Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy and other appropriate features.

(h) *Open spaces.*

(1) In all planned unit developments at least forty (40) per cent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than twenty-five (25) per cent may be utilized privately by individual owners or users of the planned unit development. At least seventy-five (75) per cent of the required open space area must be common open space.

(2) No area may be accepted as common open space within a planned unit development unless it meets the following requirements:

a. The location, shape, size and character of the common open space is suitable for the development.

b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate for the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.

c. The common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.

d. Waterfront access for the public, such as walkways, trails, waterfront seating or landscaped areas, will be provided, whenever possible, when consistent with the scale of the use, surrounding uses, security and proximity to the waterfront.

e. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.

f. The development schedule which is part of the development plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit development.

g. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The director of the department of planning and development shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

(i) *Various environmental standards.*

(1) Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air-quality impacts of the use will be reduced to the extent practical.

(2) The development plan, to the extent practical, will attempt to follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. Techniques that capitalize on and are consistent with natural resources and processes will be used whenever possible. In part, the intent of the plan should be to minimize the adverse cumulative effects of development in an area on drainage.

(3) The development plan shall include provisions needed to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources in developments with three (3) or more acres of impervious area should be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas. Any adverse water quality impacts of the use will be reduced to the extent practical.

(j) *Transportation.*

(1) A suitable site layout will be used for all street and on-site drives; parking, loading and unloading areas; refuse collection and disposal points; sidewalks; bike paths; and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.

(2) Principal vehicular access points shall be designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit development shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

(3) Streets in a planned unit development may be dedicated to public use or may be retained in private ownership, except the city commission may require arterial and collector streets to be dedicated to the public. When considered appropriate by the city commission, city requirements concerning rights-of-way and street pavement widths may be reduced and those requiring curbs and gutters may be waived, notwithstanding provisions to the contrary in this Code of Ordinances.

(4) All uses shall comply with access, parking and loading standards in sections 22-60 and 22-61, except additional requirements may be specified by the city commission when it considers them appropriate.

(k) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the planned unit development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the planned unit development to be set back an adequate distance from the perimeter of the planned unit development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. In no case shall buildings in the planned unit development be closer than twenty-five (25) feet to a lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.

(l) *Landscaping.* The planned unit development shall comply with the provisions of a landscape plan approved by the city commission. This plan must at a minimum be consistent with landscaping requirements in section 22-59.

(m) *Unified control.* All land intended to be included in the planned unit development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(n) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To association(s) of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the final development plan unless the final development plan is first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement and maintenance of the property.

(4) If the property is not conveyed to a public agency then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units situated on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(o) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(p) *Other standards.* All planned unit developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the city's regulations governing subdivisions except that in case of conflict the city commission shall determine the requirement for the PUD. The city commission may also establish additional requirements which it considers necessary to assure that a planned unit development conforms to the intent of this section.

(q) *Special application requirements.* When an application is submitted to include property in a PUD zone, the following items will be submitted, in addition to other information submitted in accordance with section 22-127, the city's subdivision regulations or other city laws:

(1) Written documents:

a. A statement of planning objectives to be achieved by the planned unit development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development.

b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit development, such as land areas and dwelling units.

d. A development schedule indicating:

1. The approximate date when construction of the project can be expected to begin.

2. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.

3. The anticipated rate of development.

4. The approximate date when each stage in the development will be completed.

5. The area, location and degree of development of common open space that will be provided at each stage.

e. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

f. A statement indicating the justification for a gross density in excess of twelve (12) units per acre if such a density is being proposed.

g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site plan and supporting maps.* Maps with the following minimum information must be submitted:

a. The existing site conditions, including contours at one foot intervals, shorelines, flood plains, unique natural features and forest cover.

b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two (2) feet.

c. A general landscape plan for the planned unit development.

d. Proposed lot lines and other divisions of land for management, use or allocation purposes.

e. The approximate location of present and proposed buildings and structures.

f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict.

i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

j. Enough information on land areas adjacent to the proposed planned unit development to indicate the relationship between the proposed development and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

k. The proposed treatment of the perimeter of the planned unit development, including materials and techniques used such as screens, fences and walls.

(f) *Special planned unit development review procedures.*

~~(1) Planned unit developments will be reviewed in at least three (3) phases—a preapplication conference, a preliminary development plan phase and a final development plan phase. The preapplication conference will involve a minimum of one informal discussion between the applicant and staff of the department of planning and development on the proposed planned unit development.~~

~~(2) At the request of the applicant, an optional phase, a concept plan phase, will take place. For this phase, a map showing the general layout of uses in the proposed planned unit development will be submitted along with written material mentioned in this section in (q)(1)(a), (q)(1)(c), (q)(1)(d) and (q)(1)(e). A public hearing will be held by the city planning board on the proposal and it will approve, approve with conditions or disapprove the concept plan.~~

~~(3) The preliminary development plan will include information specified in subsection (p) of this section. The procedure for reviewing the preliminary development plan is the procedure set forth in section 22-128 for amending this chapter. If the proposed planned unit development involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the preliminary development plan. Approval of a preliminary development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property. If the city planning board approved the concept plan or approved it with conditions, the board will not change its earlier opinion unless it determines that it is appropriate due to new information or due to differences between the concept plan and preliminary development plan.~~

~~(4) Within a year of the date of approval of a preliminary development plan or approval of the plan with conditions, the applicant shall file with the department of planning and development a final development plan containing in final form the information required in the preliminary plan. This plan may be for the entire development or, when submission in stages has been authorized, for the first stage of the development. If the planned unit development involves the subdividing of land which is regulated by the city, the final plat should be reviewed concurrently with the final development plan.~~

~~(5) The staff of the department of planning and development shall have a maximum of thirty-five (35) days from the submission of a complete final development plan to review the plan and prepare comments concerning the plan. Prior to acting on the final development plan, the city commission shall hold a public hearing in accordance with section 22-143. The city commission shall approve, approve with conditions or disapprove the final development plan within twenty (20) days of the public hearing, except the city commission with good cause demonstrated may allow an extension of time.~~

~~(6) If the city commission finds evidence of a significant deviation from the preliminary development plan, the city commission shall advise the applicant to submit an application for an amendment to the preliminary development plan. An amendment shall be reviewed using the same procedure as was used for the preliminary development plan, except that this chapter will not need to be amended. If no significant deviation from the preliminary development plan is found, the city commission will approve the portions of the planned unit development in the final plan.~~

~~(7) If an amended preliminary development plan is not submitted within seventy-five (75) days of the city commission decision to require such an amendment, or if the amended preliminary development plan is not approved or approved with conditions, the city commission shall initiate proceedings for rezoning all of the property in the planned unit development.~~

~~(s) *Adherence to approved final development plan.* Building permits for construction shall be issued only if consistent with an approved final development plan.~~

~~(1) Minor changes not altering the intent and purpose of the approved final development plan may be approved by the director of planning and development after such departmental comment as he deems appropriate. The director shall also advise the city commission of his administrative determination at the earliest practicable opportunity and such determination shall become effective unless the city commission thereupon finds that the proposed change is substantial in nature and advises the applicant to apply for an amendment of the approved development plan.~~

~~(2) Substantial changes in requested uses, density, phasing or other specifications of the approved development plan must be approved by the city commission after it has held a public hearing and after review of the proposed changes by the city planning board.~~

~~(3) The amendment of an approved development shall be in the manner provided for adoption of the development plan.~~

~~(t) *Determining the residential density of existing developments.* Developments existing as of January 1, 1981, which request rezoning to the Planned Unit Development District prior to July 1, 1982, may receive credit for property previously owned by the developer for the purpose of determining residential density provided that:~~

~~(1) The property not owned by the developer is an integral part of the development;~~

~~(2) The property not owned by the developer is contiguous to the property owned by the developer; and~~

~~(3) The overall density of the development will not exceed the maximum established by the application of section 22-40(f).~~

SECTION 2. 22-40 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby created so that the same shall read thereinafter as follows:

Sec. 22-40. – Planned Development Zone (PD).

(a) *Purpose.* The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Provide for the planning, review and approval of one (1) or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation,

and ingress and egress than is permitted under conventional zoning and subdivision regulations.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.

(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.

(7) Promote flexibility and efficiency in site design for more desirable living and working environments.

(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.

(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout the City's Code of Ordinances.

(b) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of Planned Development rezoning rests with the City Commission. However, no rezoning or development plan may be approved unless the following conditions are met:

(1) *Comprehensive Plan Consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

a *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the Comprehensive Plan.

(2) *Perimeter Setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district(s), except where City Commission finds that alternate perimeter setbacks would be appropriate. Conditions under which alternate perimeter setbacks may be considered include, but are not limited to, the following:

a Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property;

b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

(3) *Open space.* In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; it may include vegetated areas or urban areas unencumbered by an impervious surface, but shall exclude aquatic areas.

(4) *Applicability to Other LDRs.* All building code, housing code, and other land use regulations of the City of Fort Pierce are applicable to the PD district.

(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(6) *Phasing.* When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

(7) *Other standards.* All Planned Developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the City's regulations governing subdivisions except that in case of conflict,

(8) *Additional requirements.* The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

(9) *Variances are Not Necessary.* The specific development standards of the PD district are contained in the approved development plan for each Planned Development which normally takes into account those matters which might otherwise be the subject of variance review by the Board of Adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 22-127, the City's subdivision regulations or other City laws:

(1) Written documents:

a. Project Narrative: A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City's Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.

b. Unified Control: Material which presents firm evidence of unified control of the entire area within the proposed Planned Development in a manner approved by the City Attorney.

c. Phasing: A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to begin.

2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each

phase of the development.

d. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site Plan.* A site plan with the following information must be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.

b. A landscape and irrigation plan per Chapter 22-59 LDC.

c. Proposed lot lines and other divisions of land for management, use or allocation purposes.

d. The location, size and height of present and proposed buildings and structures.

e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

i. Information on land areas adjacent to the proposed Planned Development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

j. The proposed buffering treatment of the perimeter of the Planned Development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.

k. The location of existing wetlands, proposed preservation and conservation areas.

l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned Development review procedures.*

(1) Pre-application conference. The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed Planned Development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.

a. Consistency with the adopted Comprehensive Plan.

b. Adequacy of utilities and other public facilities to serve the proposed development.

c. Relationship with the surrounding neighborhood.

d. Compliance concerns.

(2) Site Development Plan. Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in Section 22-128, Amendment Procedures, and Section 22-58, Site Plan Review. If the proposed Planned Development also involves the subdividing of land which is regulated by the City, the preliminary plat should be reviewed concurrently with the development plan as specified in Chapter 18. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to Approved Development Plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a Planned Development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an Approved PD Site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the City Commission, while a minor modification may be done administratively by the Planning Manager (or designee)

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new Planned Development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of PD plans shall require an updated, revised PD site development plan indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the Planning Manager (or designee) to adequately review the proposed modification.

The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:

a Increase or decrease in intensity of use. A change of five (5) percent or more of usable floor area, or a change of five (5) percent or more in the number of dwelling units, or a change of five (5) percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum

allowed by the Future Land Use Element of the Comprehensive Plan.

b Any change in the location of the parking area(s), or a change of ten (10) percent or more in the number of spaces approved.

c Structural alterations significantly affecting the basic size and form of the building(s) as shown on the approved plan including increase in building height of more than one story or twelve (12) feet.

d Any reduction in the amount of open space by five (5) percent or more, or a substantial change in the location or characteristics of open space uses.

e Substantial changes in location or type of pedestrian or vehicular accesses or circulation.

f Any change which would increase traffic generation by more than ten (10) percent.

g. Any change in land use or an increase in density within five hundred (500) feet of the PD boundaries, or within two hundred (200) feet of any part of the Planned Development which has been constructed or sold to an owner or owners different from the applicant requesting the change.

h Any deviation exceeding twelve (12) inches from the setbacks, area, or dimensional standards approved as part of the site development plan.

i. A change to the buffering material that negatively impacts the surrounding neighborhood.

j. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.

k. Any addition or reduction to the area of a Planned Development.

l. Changes proposed to three (3) or more of the criteria that do not meet the threshold individually to be considered a major modification.

m. Any change in a condition specifically required by the City Commissioners as part of the Planned Development approval.

(2) *Minor modification.* Any modification to an approved PD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the Planning Manager (or designee) shall render a decision to the applicant within fifteen (15) working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.

(3) Prior to build-out of fifty percent (50%) of the land in a Planned Development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions

of the Planned Development. After fifty percent (50%) or more of the land in the Planned Development has been built-out, the property owner may initiate any amendments to undeveloped portions of the Planned Development, however, amendments to developed portions of the Planned Development may only be initiated by:

a The property owner, for an amendment to the Planned Development which is not applicable to all developed portions of the Planned Development; or

b Petition by the owners of more than fifty percent (50%) of the developed property in the PD district for an amendment to the Planned Development applicable to all of the developed portions of the Planned Development; or

c City Commission, where necessary to preserve the health, safety and welfare of the property owners in the Planned Development.

(g) *Status of Previously Approved PUD (Planned Unit Development zone) Plans.* Any active or completed Planned Development project approved prior to the adoption of this ordinance shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.

(h) *Expiration of an Approved PD Plan.* Any Planned Development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years of final approval of the Planned Development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two (2) years after final approval of the Planned Development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the City Commission in 2-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the Planning Manager for review no later than the expiration date of the PD approval.

If the PD expires, the land will retain the PD zoning designation; however the Site Development Plan approved with the PD rezoning will be null and void. Either the previously approved or a new Site Development Plan can be used to reapply.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall no further force of effect whatsoever.

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

APPROVED AS TO FORM AND CORRECTNESS:

Robert V. Schwerer, Esq.

City Attorney

STATE OF FLORIDA

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. 15-004 was duly advertised by title only in the St. Lucie News Tribune on February 7, 2015, and on February 20, 2015; 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 February 17, 2015; and was duly introduced, read by title only, and passed on second and final reading on March 2, 2015, 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 _____ day of March, 2015.

Linda Hudson,
Mayor Commissioner

ATTEST:

Linda W. Cox, City Clerk

(City Seal)

Sec. 22-40. Planned unit development zone (PUD).

(a) *Purpose.* The PUD zone is intended to provide for comprehensive developments incorporating residential uses, a substantial amount of open space and appropriate commercial, public and semi-public uses. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks.

(b) *General standards for approval.* Prior to including a tract of land in the PUD zone or approving a final development plan for a planned unit development, the city commission shall determine that:

(1) The planned unit development is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.

(2) The planned unit development will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: Water, sewer, storm drainage, electrical services, fire protection, police protection and schools.

(3) A demand exists for the planned unit development at the proposed location and the applicant has the capacity to assure completion of the project.

(4) The planned unit development complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.

(c) *Potential uses.* The following uses are allowed in a planned unit development if the city commission considers them appropriate for the particular development being proposed, compatible with nearby uses and consistent with the comprehensive plan and if other applicable standards are satisfied:

(1) Single-family dwelling, detached or attached.

(2) Duplexes, triplexes and quadraplexes.

(3) Multifamily housing developments.

(4) Adult congregate living facilities and boarding houses.

(5) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.

(6) Motels/hotels.

(7) Personal service establishments.

(8) Repair service establishments which provide repair services of a minor nature, such as: Radio and television repair services; watch, clock and jewelry repair services; and shoe repair services.

(9) Finance, insurance and real estate service establishments.

(10) Business service establishments.

(11) Communication service establishments.

(12) Professional service establishments.

(13) Education service establishments.

(14) Indoor amusement, entertainment and/or recreation establishments.

(15) Public and semi-public uses, including outdoor park and recreation facilities.

(16) Temporary uses meeting the requirements in section 22-65.

(17) Such other uses as the city commission may consider appropriate.

(d) *Limitations on commercial uses.* No more than thirty (30) per cent of the gross floor area may be used for commercial development in the portion of a planned unit development which the comprehensive plan designates as residential. In an area designated as residential in the comprehensive plan, no building permit for commercial development shall be issued unless at least twenty (20) dwelling units have been

constructed in the planned unit development, are in the process of being constructed or will be constructed simultaneously with the commercial development. The following comprehensive plan classifications will be considered to be residential categories: Low density residential (RL), medium density residential (RM) and high density residential (RH).

(e) *Minimum site size.* Planned unit developments shall be established on parcels of land which are a size suitable for the proposed development and are part of PUD zone which is at least five (5) acres in size.

(f) *Residential densities.* Maximum residential densities will not exceed the level which the city commission determines is consistent with the comprehensive plan. Unless it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed shall be fifteen (15) units per acre. Density bonuses awarded for the following criteria are cumulative.

(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the planned unit development will exceed the requirements in section 22-59 for landscaped area by ten (10) per cent, for amount of trees by ten (10) per cent and/or in terms of qualitative characteristics of the landscaping.

(2) *Siting.* The gross density may be increased up to one unit per acre for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features (such as topography), views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings (such as clustering).

(3) *Design.* The gross density may be increased up to one unit per acre for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the planned unit development.

(g) *Basic use standards.*

(1) Area, width, depth, yard and lot coverage requirements for lots in a planned unit development shall be determined by the city commission on the basis of relevant characteristics of the use, the rest of the planned unit development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.

(2) No building within the planned unit development shall be located closer than fifteen (15) feet to any street or street right-of-way. No building with residential dwellings shall be closer than twenty (20) feet to any nonaccessory building, except single-family dwellings may be attached or less than twenty (20) feet apart. Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy and other appropriate features.

(h) *Open spaces.*

(1) In all planned unit developments at least forty (40) per cent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than twenty-five (25) per cent may be utilized privately by individual owners or users of the planned unit development. At least seventy-five (75) per cent of the required open space area must be common open space.

(2) No area may be accepted as common open space within a planned unit development unless it meets the following requirements:

a. The location, shape, size and character of the common open space is suitable for the development.

b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate for the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.

c. The common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.

d. Waterfront access for the public, such as walkways, trails, waterfront seating or landscaped areas, will be provided, whenever possible, when consistent with the scale of the use, surrounding uses, security and proximity to the waterfront.

e. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.

f. The development schedule which is part of the development plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit development.

g. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The director of the department of planning and development shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

(i) *Various environmental standards.*

(1) Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air-quality impacts of the use will be reduced to the extent practical.

(2) The development plan, to the extent practical, will attempt to follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not be significantly different than if the site had remained undeveloped. Techniques that capitalize on and are consistent with natural resources and processes will be used whenever possible. In part, the intent of the plan should be to minimize the adverse cumulative effects of development in an area on drainage.

(3) The development plan shall include provisions needed to control water and wind erosion during and after construction associated with the development. Runoff from impervious surfaces or other potential polluting sources in developments with three (3) or more acres of impervious area should be directed to retention areas or through vegetated areas as needed to allow sedimentation and filtration of contaminants to occur before runoff enters canals, rivers or wetland areas. Any adverse water quality impacts of the use will be reduced to the extent practical.

(j) *Transportation.*

(1) A suitable site layout will be used for all street and on-site drives; parking, loading and unloading areas; refuse collection and disposal points; sidewalks; bike paths; and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.

(2) Principal vehicular access points shall be designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit development shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

(3) Streets in a planned unit development may be dedicated to public use or may be retained in private ownership, except the city commission may require arterial and collector streets to be dedicated to the public. When considered appropriate by the city commission, city requirements concerning rights-of-way and street pavement widths may be reduced and those requiring curbs and gutters may be waived, notwithstanding provisions to the contrary in this Code of Ordinances.

(4) All uses shall comply with access, parking and loading standards in sections 22-60 and 22-61, except additional requirements may be specified by the city commission when it considers them appropriate.

(k) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the planned unit development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the planned unit development to be set back an adequate distance from the perimeter of the planned unit development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. In no case shall buildings in the planned unit development be closer than twenty-five (25) feet to a lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.

(l) *Landscaping.* The planned unit development shall comply with the provisions of a landscape plan approved by the city commission. This plan must at a minimum be consistent with landscaping requirements in section 22-59.

(m) *Unified control.* All land intended to be included in the planned unit development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(n) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To association(s) of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the final development plan unless the final development plan is first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement and maintenance of the property.

(4) If the property is not conveyed to a public agency then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units situated on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(o)

Utility easements. Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(p) *Other standards.* All planned unit developments will comply with regulations affecting signs referred to in section 22-55 and applicable portions of the city's regulations governing subdivisions except that in case of conflict the city commission shall determine the requirement for the PUD. The city commission may also establish additional requirements which it considers necessary to assure that a planned unit development conforms to the intent of this section.

(q) *Special application requirements.* When an application is submitted to include property in a PUD zone, the following items will be submitted, in addition to other information submitted in accordance with section 22-127, the city's subdivision regulations or other city laws:

(1) Written documents:

a. A statement of planning objectives to be achieved by the planned unit development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development.

b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit development, such as land areas and dwelling units.

d. A development schedule indicating:

1. The approximate date when construction of the project can be expected to begin.
2. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
3. The anticipated rate of development.
4. The approximate date when each stage in the development will be completed.
5. The area, location and degree of development of common open space that will be provided at each stage.

e. Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

f. A statement indicating the justification for a gross density in excess of twelve (12) units per acre if such a density is being proposed.

g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site plan and supporting maps.* Maps with the following minimum information must be submitted:

a. The existing site conditions, including contours at one foot intervals, shorelines, flood plains, unique natural features and forest cover.

b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two (2) feet.

c. A general landscape plan for the planned unit development.

d. Proposed lot lines and other divisions of land for management, use or allocation purposes.

e. The approximate location of present and proposed buildings and structures.

f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict.

i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

j. Enough information on land areas adjacent to the proposed planned unit development to indicate the relationship between the proposed development and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

k. The proposed treatment of the perimeter of the planned unit development, including materials and techniques used such as screens, fences and walls.

(r) *Special planned unit development review procedures.*

(1) Planned unit developments will be reviewed in at least three (3) phases—a preapplication conference, a preliminary development plan phase and a final development plan phase. The preapplication conference will involve a minimum of one informal discussion between the applicant and staff of the department of planning and development on the proposed planned unit development.

(2) At the request of the applicant, an optional phase, a concept plan phase, will take place. For this phase, a map showing the general layout of uses in the proposed planned unit development will be submitted along with written material mentioned in this section in (q)(1)(a), (q)(1)(c), (q)(1)(d) and (q)(1)(e). A public hearing will be held by the city planning board on the proposal and it will approve, approve with conditions or disapprove the concept plan.

(3) The preliminary development plan will include information specified in subsection (p) of this section. The procedure for reviewing the preliminary development plan is the procedure set forth in section 22-128 for amending this chapter. If the proposed planned unit development involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the preliminary development plan. Approval of a preliminary development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property. If the city planning board approved the concept plan or approved it with conditions, the board will not change its earlier opinion unless it determines that it is appropriate due to new information or due to differences between the concept plan and preliminary development plan.

(4) Within a year of the date of approval of a preliminary development plan or approval of the plan with conditions, the applicant shall file with the department of planning and development a final development plan containing in final form the information required in the preliminary plan. This plan may be for the entire development or, when submission in stages has been authorized, for the first stage of the development. If the planned unit development involves the subdividing of land which is regulated by the city, the final plat should be reviewed concurrently with the final development plan.

(5) The staff of the department of planning and development shall have a maximum of thirty-five (35) days from the submission of a complete final development plan to review the plan and prepare comments concerning the plan. Prior to acting on the final development plan, the city commission shall hold a public hearing in accordance with section 22-143. The city commission shall approve, approve with conditions or disapprove the final development plan within twenty (20) days of the public hearing, except the city commission with good cause demonstrated may allow an extension of time.

(6) If the city commission finds evidence of a significant deviation from the preliminary development plan, the city commission shall advise the applicant to submit an application for an amendment to the preliminary development plan. An amendment shall be reviewed using the same procedure as was used for the preliminary development plan, except that this chapter will not need to be amended. If no significant deviation from the preliminary development plan is found, the city commission will approve the portions of the planned unit development in the final plan.

(7) If an amended preliminary development plan is not submitted within seventy-five (75) days of the city commission decision to require such an amendment, or if the amended preliminary development plan is not approved or approved with conditions, the city commission shall initiate proceedings for rezoning all of the property in the planned unit development.

(s) *Adherence to approved final development plan.* Building permits for construction shall be issued only if consistent with an approved final development plan.

(1) Minor changes not altering the intent and purpose of the approved final development plan may be approved by the director of planning and development after such departmental comment as he deems appropriate. The director shall also advise the city commission of his administrative determination at the earliest practicable opportunity and such determination shall become effective unless the city commission thereupon finds that the proposed change is substantial in nature and advises the applicant to apply for an amendment of the approved development plan.

(2) Substantial changes in requested uses, density, phasing or other specifications of the approved development plan must be approved by the city commission after it has held a public hearing and after review of the proposed changes by the city planning board.

(3) The amendment of an approved development shall be in the manner provided for adoption of the development plan.

(t) *Determining the residential density of existing developments.* Developments existing as of January 1, 1981, which request rezoning to the Planned Unit Development District prior to July 1, 1982, may receive credit for property previously owned by the developer for the purpose of determining residential density provided that:

(1) The property not owned by the developer is an integral part of the development;

(2) The property not owned by the developer is contiguous to the property owned by the developer; and

(3) The overall density of the development will not exceed the maximum established by the application of section 22-40(f).

(Ord. No. H-186, § 30-40, 6-15-81; Ord. No. K-258, § 2, 1-20-04; Ord. No. L-260, § 2, 6-18-12)

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, JANUARY 13, 2015, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eduardo Mujica; Tim O'Connell; Erica Ganzi; Robert Poitier; Eloise Cummings; John George; Marcia Baker; Mike Dahan; Steve Weaver; Bob Burdge, Chairman

Absent: Brian Paul

Staff Present: James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Manager
Sandy Ramseth, AICP, Senior Planner
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Chairman Burdge stated since Mr. Paul did not call in, his absence will be unexcused.

Motion was made by Marcia Baker, seconded by John George to excuse Mr. Weaver's absence from the December 16, 2014 meeting.

AYE: Eduardo Mujica, Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver will be voting.

6. APPROVAL OF MINUTES

a. December 9, 2014 Meeting

Motion was made by Robert Poitier, seconded by John George to approve the minutes from the December 9, 2014 meeting.

AYE: Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Chairman Bob Burdge

Passed

b. December 16, 2014 Meeting

Motion was made by Robert Poitier, seconded by John George to approve the minutes from the December 16, 2014 meeting.

AYE: Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Conditional Use & Site Plan - Allied Well - 650 S. 29th Street

Mr. Benton gave an overview of the application. Board discussion ensued. Abraham Chabab, Agent for the Applicant, elaborated on what Mr. Benton said and answered questions from the Board. Mr. Walker encouraged the board to confine its attention to the facts that are brought before them, in light of the purpose for requiring conditional use approval.

Motion was made by Robert Poitier, seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Robert Poitier, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Steve Weaver

NAY: Marcia Baker, Tim O'Connell, Chairman Bob Burdge

Passed

Motion was made by Eduardo Mujica, seconded by Marcia Baker to reconsider Item 7A.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Chairman Bob Burdge

NAY: Robert Poitier

Passed

Motion was made by Steve Weaver, seconded by Robert Poitier to approve the proposed conditional use.

AYE: Eloise Cummings, Mike Dahan, John George, Erica Ganzi, Robert Poitier, Steve Weaver

NAY: Tim O'Connell, Eduardo Mujica, Marcia Baker, Chairman Bob Burdge

Passed

b. Proposed amendment to the LDC Section 22-420 - Impact Fee Mitigation Program

Mr. Benton gave an overview of the proposed amendment. Both Mr. Benton and Ms. Grohall answered questions from the board and added additional information.

Motion was made by Steve Weaver, seconded by Robert Poitier to forward a recommendation of the proposed ordinance and program to provide further opportunities to incentivize qualified target industries (QTI) to the City of Fort Pierce to support job growth, capital investment and greater quality of life.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Chairman Bob Burdge

Passed

c. Proposed amendment to LDC Section 22-40, Planned Unit Development zone (PUD)

Ms. Ramseth gave an overview of the proposed amendment. Ms. Grohall and Mr. Benton both provided further information and responded to board discussion.

Motion was made by Marcia Baker, seconded by Erica Ganzi to forward a recommendation of approval to the City Commission with the proposed changes and that open space will be 20% across the board.

AYE: Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Marcia Baker, Chairman Bob Burdge

Passed

d. Discussion of Section 2-223 with emphasis on (1) and (8) and discussion of Section 2-225. Requested by Chairman Burdge.

Chairman Burdge discussed the different code sections with the Board. Ms. Grohall responded to board questions and contributed additional information.

Motion was made by Robert Poitier, seconded by Mike Dahan to recommend to the City Commission that the compensation per board member per meeting go from $10.00 to $20.00.

AYE: John George, Eduardo Mujica, Robert Poitier, Chairman Bob Burdge

NAY: Mike Dahan, Eloise Cummings, Tim O'Connell, Steve Weaver, Erica Ganzi, Marcia Baker

Failed

8. BOARD COMMENTS

9. ADJOURNMENT

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

Meeting Date: 02/17/2015

Re: Ord 15-005

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Ordinance No. 15-005 Amending Section 2-29 and Section 2-35 relating to procedure for making public comment at meetings and placement on the agenda. FIRST READING

SUMMARY:

As requested by the Commission, this Ordinance sets out two (2) separate times the Commission will entertain public comment. The first occurs for comments relating specifically to agenda items which do not require public hearings. This is the fourth item in the item of business. The other opportunity for public comment occurs as the eighth order of business when the Commission will receive general comments from the public unrelated to any agenda item. There are some other housekeeping items which required amendment upon further review of the current code provisions.

RECOMMENDATION:

Adopt Ordinance No. 15-005.

ALTERNATIVES:

Make modifications to the ordinance as written or do not make changes to public comment.

RESPONSIBLE STAFF:

Robert V. Schwerer, City Attorney

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Memo

15-005

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 09:52 AM

Form Started By: Linda Cox
Started On: 01/21/2015 03:47 PM
Final Approval Date: 02/11/2015

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Linda Cox, City Clerk

FROM: Robert V. Schwerer, City Attorney

SUBJECT: Public Comment Ordinance Amendment

DATE: January 12, 2015

Please find attached a final draft Ordinance setting out the revisions requested by the Commission as it pertains to the order of business and comments from the public at Commission meetings. Essentially, the Ordinance sets out two (2) separate times the Commission will entertain public comment. The first occurs for comments relating specifically to agenda items which do not require public hearings. This is the fourth item in the item of business. The other opportunity for public comment occurs as the eighth order of business when the Commission will receive general comments from the public unrelated to any agenda item. There are some other housekeeping items which required amendment upon further review of the current code provisions.

The attached Ordinance is approved as to form and may be placed on the next available Commission agenda once it is properly advertised. The draft was coordinated with the City Manager as well as your office.

Please let me know if you have any questions.

Robert V. Schwerer, City Attorney

/mlp
Attachment
cc: Robert J. Bradshaw, City Manager
Nicholas Mimms, Deputy City Manager
James T. Walker, Assistant City Attorney

ORDINANCE NO. 15-005

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING SECTION 2-29 (PROCEDURE-GENERALLY); RELATING TO PROCEDURE FOR MAKING PUBLIC COMMENT AT MEETINGS OF THE CITY COMMISSION AND PROCEDURE FOR PLACEMENT ON AGENDA; AMENDING SECTION 2-35; RELATING TO PROCEDURE FOR MAKING PUBLIC COMMENT AT MEETINGS OF THE CITY COMMISSION;** REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. Section 2-29 of the Code of Ordinances is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-29. - Procedure—Generally.

(a) *Order of business.* Promptly at the hour set on the day of each meeting, the members of the commission, city manager, city clerk and city attorney shall take their regular stations in the commission chambers, and the business of the commission shall be taken up for consideration and disposition in substantially the following order:

(1) Meeting called to order.

(2) Roll call.

(3) Approval of minutes.

(4) Comments from the public, relating to agenda items which do not require public hearings.

(5) Consent Agenda.

(6) Items requiring public hearings.

(7) New business, matters of public interest, miscellaneous reports and requests.

(8) Comments from the public.

~~(8)~~ (9) Comments of city manager.

~~(9)~~ (10) Comments of commissioners.

~~(10)~~ (11) Adjourn.

(b) *Robert's Rules.* In all matters coming before the commission, the parliamentary conduct thereof shall be governed by Robert's Rules of Order, as revised, except as otherwise provided by state law, the charter or ordinances of the city.

(c) *Request for placement on agenda*. Any person desiring to appear before the city commission on a matter set for public hearing may appear and speak for a reasonable length of time as determined by the commission. As to any subject which is either not set for public hearing or does not otherwise appear on the agenda, persons desiring to ~~speak to the commission~~ place an item on the agenda may make written request to the city manager no later than ~~noon on the Monday~~ 5:00 p.m. fifteen days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively; or, determine whether the subject matter is an item of city business. ~~and whether a majority of the commissioners wish it to be placed on the agenda.~~ If so, the city manager shall submit the item for placement on the

agenda to the city clerk no later than ~~12:00 noon on the Wednesday~~ 5:00 p.m. ten days preceding the regular city commission meeting and shall direct appropriate staff to be prepared to answer any questions the commission may have. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. Such person shall state his or her name, address, and the subject on which he or she wishes to speak.

(d) *Agenda.* All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk, who shall arrange a list of such matters and furnish each member thereof with a copy of the same prior to the regular meeting, and as far in advance of the meeting as time for preparation will permit.

(e) *Writing; debate.* Ordinances and resolutions shall be reduced to writing before the same are read by the city clerk; however, amendments thereto may be made orally. The presiding officer shall require a motion and a second before allowing general debate thereon.

SECTION 2. Section 2-35 is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-35. - Addressing the commission generally.

(a) *Limited participation*. The city manager, city clerk, and the city attorney shall have the right to take part in discussion but may not vote.

(b) *Written communications by others*. Any person may address the commission concerning items on the agenda by submitting written communications. Such communications shall be received by the presiding officer and entered into the record of the meeting by the city clerk.

(c) *Oral communication by others*. After first securing permission from the presiding officer, any person may address the commission orally on specific matters, at the appropriate times ~~where oral communication is permitted, as provided in subsection 2-29(a)~~ as designated by the order of business provided in Code Section 2-29(a).

(1) *Manner of addressing the commission; time limit*. Each person recognized by the presiding officer and granted leave to address the commission shall: (i) step up to the microphone; (ii) shall provide the city clerk with his name and address for the record; and (iii) unless further time is granted by majority vote of the commission, shall limit his address to three (3) minutes. All remarks shall be addressed to the commission as a body and not to any individual member thereof. No person, other than the commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the commission, without the permission of the presiding officer. No question shall be asked by a commission member. No person from the audience shall address the commission.

(2) *Decorum generally*:

a. *By commission members*. While the commission is in session, the members must preserve order and decorum, and a member shall not, by conversation or otherwise, delay or interrupt the proceedings or the peace of the commission, or disturb any member while speaking or refuse to obey the orders of the commission or its presiding officer, except as otherwise provided in this article.

b. *By all persons*. Any person making personal, impertinent, slanderous, obscene, profane, inflammatory, irrelevant or immaterial remarks, or who shall become boisterous while in the commission chambers, or shall incite violence or fighting, whether or not addressing the commission, shall be declared by the presiding officer to be out of order. Any person who refuses to obey an order of the presiding officer in relation to preserving order and decorum shall be banned from further attendance at the meeting in question, unless permission to remain is granted by a majority vote of the commission. No heckling or verbal outbursts in support or opposition to a speaker or his remarks shall be permitted.

(3) *Enforcement of decorum*. The chief of police, or such member of the police department as he may designate, shall be sergeant-at-arms of the commission meetings. The sergeant-at-arms shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the commission meeting.

SECTION 3. All Ordinances or parts of Ordinances and conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

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

APPROVED AS TO FORM AND 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. 15-005 was duly advertised by title only in the St. Lucie News Tribune on February 7, 2015; 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 February 17, 2015; and was duly introduced, read by title only, and passed on second and final reading on March 2, 2015, 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 2nd day of March, 2015.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 02/17/2015

Re: FPUA Resolutions

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Resolution No. UA 2015-01 which provides for a 3% increase in the water customer and volume charges which was approved by the FPUA Board on February 3, 2015.

SUMMARY:

Fort Pierce Utilities Authority requests approval of Resolution No. UA 2015-01 which provides for a 3% increase in the water customer and volume charges which was approved by the FPUA Board on February 3, 2015.

RECOMMENDATION:

Approve FPUA Resolutions No. UA 2015-01.

ALTERNATIVES:

Disapprove FPUA Resolution No. UA 2015-01 by a four-fifths (4/5) majority vote. If a four-fifths (4/5) majority vote of the city commission does not disapprove the proposed rate change, within thirty (30) days of the date of submission of said change or changes in the formula to the city commission, the rates or the formulas by which the rates are determined shall be deemed approved and shall become effective.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk on behalf of William Thiess, FPUA

COORDINATED WITH:

Nina Hurtubise, FPUA Director of Finance
William Thiess, FPUA Director of Utilities

Fiscal Impact

Budgeted Y/N:

Fiscal Year: FY 2016

Account:

Amount: 26,500.00

OTHER INFORMATION:

The city will receive $26,500.00 from the increased FPUA distribution and utility tax in FY 2016. It will increase to $53,000.00 in FY 2017.

Attachments

Cover Memo
Water Increase Resolution
FPUA Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 09:59 AM

Form Started By: Linda Cox
Started On: 02/05/2015 04:17 PM
Final Approval Date: 02/11/2015

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

Phone: 772.466.1600, Ext. 3298
Fax: 772.467.2504

Director of Financial Services

"Committed to Quality"

MEMORANDUM

TO: Fort Pierce City Commission

FROM: Nina B. Hurtubise, CPA
FPUA Director of Financial Services

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

DATE: February 6, 2015

SUBJECT: Agenda Request for February 17, 2015 City Commission Meeting
FPUA Rate Adjustments

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (6), I am forwarding for consideration by the City Commission during the February 18, 2014 City Commission meeting, the following:

Request approval of Resolution No. UA 2015-01 which provides for a 3% increase in the water customer and volume charges, which was approved by the FPUA Board on February 3, 2015.

Request approval of Resolution No. UA 2015-02 which adds three rates for LED Streetlights, which was approved by the FPUA Board on February 3, 2015.

The estimated fiscal impact on the City's budget is as follows:

	FY 2015	FY 2016	FY 2017
Water rate adjustment (increased distribution and utility tax)	$ -	$ 26,500	$ 53,000
Streetlight Retrofit (decreased cost net of decreased distribution):			
Lower energy use	$ 144,000	$ 144,000	$ 144,000
Reduced maintenance cost	$ 49,000	$ 49,000	$ 49,000

If you have any questions or are in need of additional information, please feel free to contact me.

RESOLUTION NO. U.A. 2015-01

A RESOLUTION AMENDING, SUPERSEDING, AND RESCINDING THE SCHEDULE OF RATES AND CHARGES FOR WATER SERVICES FURNISHED BY FORT PIERCE UTILITIES AUTHORITY, FORT PIERCE, FLORIDA, IN RESOLUTION NO. U.A. 2014-04, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE, FLORIDA, ARTICLE XII; PROVIDING FOR A 3% INCREASE IN THE CUSTOMER AND VOLUME CHARGES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, Fort Pierce Utilities Authority was created and established by the City Commission of the City of Fort Pierce, Florida, through a referendum election held in said City on May 30, 1972; and

WHEREAS, the Charter of the City of Fort Pierce, Florida, Article XII, grants to said Fort Pierce Utilities Authority the power and duty to fix rates to be charged for gas, electricity, water, wastewater (sanitary sewer), and other Utility Services sold and services rendered by said Fort Pierce Utilities Authority;

Now, therefore, be it resolved by Fort Pierce Utilities Authority (FPUA), Fort Pierce, Florida:

SECTION I: WATER SERVICE RATE SCHEDULE - The schedule of rates and charges to be imposed for the commodity and facilities furnished by the water system of FPUA shall be subject to revision from time to time as may be necessary. Unless the context otherwise requires, the terms defined in this Resolution shall have the meanings specified in the Resolution entitled General Rules and Regulations Governing the Provision of Utility Service. The schedule thereof, which shall be applicable to all water service within the territory served by FPUA, with the exception of certain authorized contracts, shall be implemented as follows:

A. MONTHLY RATE: Monthly charges for water service are as follows:

TABLE NO. W-1

	Included in Minimum Charge				
Meter Size	(1.) Customer Charge	Volume in Gallons	(2.) Volume Charge	(3.) Minimum Charge	(4.) Unmetered Fire Protection
5/8 x 3/4 inch	$ 13.48	3,000	$ 10.35	$ 23.83	NA
1 inch	33.48	6,000	20.70	54.18	$ 2.89
1 1/2 inch	66.99	12,000	41.40	108.39	NA
2 inch	107.12	18,000	62.10	169.22	6.54
3 inch	214.32	38,000	131.10	345.42	12.88
4 inch	334.71	52,000	179.40	514.11	19.23
6 inch	669.42	105,000	362.25	1,031.67	40.32
8 inch	1,071.09	180,000	621.00	1,692.09	65.31
10 inch	1,539.65	240,000	828.00	2,367.65	92.19

1. Customer (Readiness-to-Serve) Charge, as shown in Table No. W-1:

a. Active Account: The flat monthly charge based on the serving water Meter size.

b. Inactive Account: An active account becomes inactive when a Customer elects to voluntarily disconnect Utility Services. Voluntary disconnection includes services disconnected for nonpayment, and Meter(s) removed due to tampering. This charge would not be billed if the Meter has been removed from a structure which has been demolished. This charge is also referred to as the Customer Charge for Active Accounts, and will be billed to the owner of the property based on the serving water Meter size.

c. Fire Flow Meters: The Customer Charge for Fire Flow Meters will be the Customer Charge for the required equivalent domestic Meter size, excluding fire flow. When Fire Flow Meters are replaced, the Customer Charge will remain the same if the replacement Meter is equivalent in flow characteristics to the original Meter.

2. Volume Charge: For Residential and Commercial Customers, all additional water usage in excess of the gallon volume quantities listed in Table No. W-1 will be charged on the basis of monthly metered water usage at the rate of $3.45 per 1,000 gallons. [See Conservation Charge (Section I.A.5.a.) for further explanation.]

3. Minimum Charge: As shown in Table No. W-1, the Minimum Charge is the Customer Charge plus the Volume Charge; the Volume Charge is based on a minimum number of gallons determined by the serving water Meter size.

4. Unmetered Fire Protection: As shown in Table No. W-1, Unmetered Fire Protection is the readiness-to-serve charge for private hydrants, sprinkler systems, hose cabinets, standpipes, or any other device used exclusively for fire protection.

5. Exceptions: The following volume charges differ from those listed in Table No. W-1.

TABLE NO. W-2		
Gallons Per Month	**(a.) 5/8 x 3/4 Inch Conservation Charge**	**(b.) Irrigation Volume Charge**
Up to 10,000 *	$3.45	$3.45
10,001 - 15,000	4.31	4.31
Over 15,000	5.18	7.30

* This row is not an Exception, but is provided as a reference for clarity.

a. Conservation Charge for 5/8 x 3/4 Inch Meters: For the purpose of promoting water usage conservation, a Conservation Charge for all Residential and Commercial Customers served by 5/8 x 3/4 inch water Meters is shown in Table W-2. The Conservation Charge shall be 1.25 times the Volume Charge for water usage from 10,001 to 15,000 gallons per month, and 1.5 times the Volume Charge for water usage over 15,000 gallons per month.

b. Irrigation Volume Charge: As shown in Table No. W-2, all additional usage in excess of the gallons included in the Minimum Charge will be billed on the basis of monthly metered water usage at the rates listed.

B. FIRE HYDRANT METERS: When Water is delivered through a fire hydrant Meter on a temporary basis, the temporary Water billing rate will be at the 5/8 x 3/4 inch Meter rate unless, as determined by FPUA staff, demand and/or usage warrant a different rate.

C. ANNUAL INDEXING PROVISION: In order to ensure that FPUA utility rates shall be sufficient to pay all operating and maintenance expenses, capital outlay, bond interest and redemption costs, and all other costs of each respective utility operation, the FPUA Board may adjust the monthly rates and charges of the water system based on the Florida Public Service Commission annual price index without further action by the City Commission of the City of Fort Pierce. The price index is established by March 31 of each year and is calculated using a comparison of the U.S. Department of Commerce's average Gross Domestic Product Implicit Price Deflator Index for the preceding two years. Such new rates shall be submitted to the FPUA Board for approval and become effective following FPUA Board approval. If in any year the FPUA Board does not apply the price index to the current rates and charges of the water system, such adjustment shall not carry forward to future years.

D. TAX ADJUSTMENT: The amount computed at the above Monthly Rate shall be subject to taxes and assessments imposed by any governmental authority which are assessed on the basis of Meters or Customers or the price of or revenues from water service sold or volume of water purchased for sale or sold. Accordingly, Unmetered Fire Protection service charges are not subject to Utility Tax or Surcharge.

A utility tax of 10% shall be added to all rate schedules for service inside the city limits of the City of Fort Pierce, Florida. The amount will not exceed the limitation established by Subsection 166.231, Florida Statutes.

E. SURCHARGE: A surcharge of 25% shall be added to all rate schedules for service provided outside the city limits of the City of Fort Pierce, Florida. The amount will not exceed the limitation established by Subsection 180.191, Florida Statutes.

SECTION II: This Resolution and all rate changes referred to therein shall take effect the first billing cycle of the next billing month after the City Commission of the City of Fort Pierce, Florida approves such resolution.

This 3rd day of February, 2015 A.D.

ATTEST:

Secretary

Chairman

Approved as to form and correctness:

Fort Pierce Utilities Authority Attorney

FPUA Rate Adjustments

Presented to the City Commission

February 17, 2015

Rate Adjustment Objectives

- Eliminate support of water utility by electric utility
- Maintain competitive rates in all utilities
- Maintain 60 days operating cash reserve
- Utilize excess cash reserves to support deficient rates until revenue sufficiency in all utilities is achieved (i.e., excess cash back to customers)

Impact of 2015 Proposed Water Rate Adjustment on Customer Bill

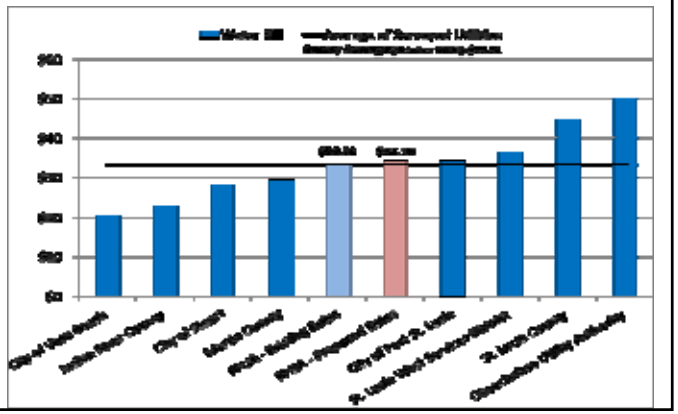
	February Bill	Proposed April Bill	Change	Average Number of Services Billed
6,000 gallons	$ 33.19	$ 34.18	$ 0.99	19,756

Fort Pierce City Charter Article XII, Sec. 176 (6)

Reads, in part:

"Rates shall be sufficient to pay all operating and maintenance expenses of each respective utility operation, capital outlay, all bond interest and redemption costs, and payments authorized by this article."

Residential Water Bill Comparison Based on 6,000 Monthly Gallons



Future Planned Base Rate Adjustments

Funds 65% of the Rate Funded Capital Plan

	4/1/2015	4/1/2016	4/1/2017	4/1/2018	4/1/2019	4/1/2020
Electric	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Water	3.0%	3.0%	3.0%	3.0%	2.0%	2.0%
Wastewater	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Gas	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Water Rate Increases Can Be Offset By Conservation

- Average customer would only have to decrease consumption by about 350 gallons per month
- This is easily attainable
- The EPA states that a bathroom faucet can use 2 gallons of water per minute. By turning off the tap water while brushing your teeth or shaving, you can save up to 240 gallons of water per month. Additionally, by eliminating one load of laundry a week can save up to 2,100 gallons of water annually.

FPUA Conservation Resources



www.fpua.com

FPUA Conservation Resources









Conservation Display Area located in Customer Service

FPUA Conservation Resources



Bill Inserts, Brochures, Coloring Books, Flyers, and Conservation Giveaways

LED Streetlight Rates

City of Fort Pierce
Streetlight Retrofit Program

- Rate per light is less due to lower energy use
- Reduced maintenance cost

Request Approval
FPUA Rate Adjustments

- Resolution No. UA 2015-01 provides for a 3% increase in the water customer and volume charges,
- Resolution No. UA 2015-02 adds three rates for LED Streetlights

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 02/17/2015

Re: Treasure Coast Advocacy Committee

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Request by Mayor Linda Hudson for support of her advocacy for the 2015 Legislative Priorities of the Florida League of Cities.

SUMMARY:

Mayor Hudson serves on the Treasure Coast Advocacy Committee, a committee of the Treasure Coast Regional League of Cities. As a member of the Advocacy Committee, she is being asked to communicate with legislators about various issues the Florida League of Cities supports. The Legislative Priorities are attached.

RECOMMENDATION:

Support Mayor Hudson's advocacy of the 2015 Legislative Priorities of the Florida League of Cities.

ALTERNATIVES:

Don't support.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor Linda Hudson

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No direct fiscal impact, but legislation being advocated could have a fiscal impact in the future.

Attachments

Legislative Priorities

Form Review

Inbox	Reviewed By	Date

City Manager	Robert Bradshaw	02/11/2015 09:58 AM

Form Started By: Linda Cox
Started On: 02/05/2015 04:06 PM
Final Approval Date: 02/11/2015

2015 LEGISLATIVE PRIORITIES
ADOPTED AT THE 54TH LEGISLATIVE CONFERENCE

Energy, Environmental & Natural Resources

- Stormwater Fee Collection

The Florida League of Cities SUPPORTS legislation that clarifies all users of a stormwater utility, including governmental entities, are required to pay stormwater charges to pay the cost of operation and maintenance of such a utility.

- Water Quality & Quantity

The Florida League of Cities SUPPORTS legislation that provides a recurring source of funding for local government programs and projects that protect water resources, improve water quality and quantity, and expand the use of alternative water sources.

Finance Taxation & Personnel

- Municipal Police and Firefighter Pension Reform

The Florida League of Cities SUPPORTS legislation that protects municipalities' home rule powers to set and fund municipal employee benefit levels, and specifically provides:

  - comprehensive pension reform, including elimination of the extra benefit requirement;
  - disability presumption reform; and
  - a mechanism for municipalities to revoke their participation in the Florida Retirement System.

The League also SUPPORTS legislation that provides municipalities with flexibility in the use of insurance premium taxes, as currently interpreted by the Department of Management Services.

- Communications Services Tax and Local Business Tax Protection

The Florida League of Cities SUPPORTS legislation that protects general revenues collected from the communications services tax and the local business tax. These revenues are used to provide essential municipal services, such as public safety and constructing and maintaining roads and bridges, public parks and open spaces. Maintaining a diversified revenue base strengthens the fiscal stability of local governments and improves their ability to serve citizens and businesses.

Growth Management & Economic Affairs

- Enterprise Zones

The Florida League of Cities SUPPORTS legislation that reauthorizes and improves the Enterprise Zone program due to sunset on December 31, 2015.

- Developments of Regional Impact

The Florida League of Cities OPPOSES expanding exemptions or repeal of the Developments of Regional Impact (DRI) process.

Transportation and Intergovernmental Relations

- Transportation Funding

The Florida League of Cities SUPPORTS legislation that preserves local control of transportation planning, provides equitable transportation funding among municipalities and counties, and provides opportunities for additional revenue options for municipal transportation infrastructure projects.

- Ride-for-Hire Services

The Florida League of Cities SUPPORTS legislation that defines and establishes uniform safety and insurance standards for transportation network services and their independent contractors, and that preserves home rule authority over such services.

Urban Administration

- Homelessness

The Florida League of Cities SUPPORTS legislation that provides a sustainable and dedicated funding source to deliver training and technical assistance to programs that offer the necessary support services for Florida's homeless individuals and families and those who are at risk of becoming homeless.

- Sober Homes

The Florida League of Cities SUPPORTS legislation that defines and establishes statewide minimum regulatory standards for properties used for "sober home" purposes and allows for local regulation of such properties.

City Commission Regular Meeting **Agenda Item # 12. c.**

Meeting Date: 02/17/2015

Re: Design Review - State Farmer's Market - 3503 S US Hwy 1

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

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SUBJECT:

Application for Design Review to allow for a metal structure at the State Farmer's Market, located at 3503 S US Hwy 1.

SUMMARY:

Approval of a Design Review Application to allow for a metal structure along US Hwy 1

RECOMMENDATION:

Staff recommends that the City Commission uphold code Sections 22-59(g)(4)d Elevations.

ALTERNATIVES:

Approve the application as presented; Approve with conditions.

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal revenue to be collected.

Attachments

Staff Report

Application

Civil Plan, Site Plan, etc.

Landscape Plan

Color Rendering

Color Rendering 2

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 10:00 AM

Form Started By: Clarissa Davis
Started On: 02/06/2015 02:26 PM
Final Approval Date: 02/11/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: Design Review
State Farmer's Market
3503 S US Hwy 1

DATE: February 6, 2015

STAFF REPORT

Owner: State of Florida
3479 S US Hwy 1
Fort Pierce, FL 34982

Applicant: Michael Brown
3479 S US Hwy 1
Fort Pierce, FL 34982

Requested Action: Approval of a Design Review application

Location: 3503 S US Hwy 1

Parcel ID: 2427-601-0026-000-0

Zoning: I-1, Light Industrial

Surrounding Zoning:

North	East	South	West
CG (County)	C-3	I-1, CG (County)	I-1

Future Land Use: I, Industrial

Parcel Size: 13.9 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting Design Review approval to construct a 2,409 sq. ft. metal pre-engineered structure along US Hwy 1.

Historically, this site encompassed a farm stand at the corner of US Hwy 1 and Farmer's Market Road as an accessory use to the Florida Department of Agriculture and Consumer Services. In 2007, the structure was demolished due to arson. The applicant has since submitted a proposal for a replacement structure that totals 2,409 sq. ft. in size.

The placement of the structure makes it subject to Design Review guidelines. The exterior is made up of a metal siding material which is considered an inappropriate material per 22-59(g)(4)d *Elevations* which states the following, "Metal or vinyl siding- on expanses of building walls shall not be permitted." Section 22-59(d)(2)I *Procedure of Approval* state the following, "The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color; The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty". The property abuts Victory Motorcycle which is of prefabricated metal material, as well as the Hotel which is made up of stucco material. Both structures are within St. Lucie County jurisdiction and are not subject to Fort Pierce Design Review guidelines. The Trading Post adjacent to the property is also made up of stucco material. The principle site has an administrative building that is made up of stucco material, as well as many other structures made up of prefabricated metal material. After numerous conversations with the applicant as well as the design professionals regarding other acceptable materials for the proposed building, the applicant has decided to seek approval to allow the corrugated metal material for the proposed accessory structure.

At the January 22nd Board of Adjustments meeting, the application was reviewed as an "Appeal of an Administrative Decision" in regards to the material proposed in Building Permit number 14-2713 for the State Farmer's Market. Staff commented on the use of appropriate material per Design Review guidelines. The Board rendered the decision to forward the application back to the Planning Board for proper review per the Board attorney's recommendation.

Planning Board Recommendation:

The Planning Board meeting is scheduled for February 10th, 2015. Confirmation on the conclusion of the proceedings can be provided at the regularly scheduled City Commission meeting.

Staff Recommendation:

Staff recommends that the City Commission uphold code Sections 22-59(g)(4)d Elevations.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APPLICATION FOR DESIGN REVIEW

Project Name: Fort Pierce State Farmers Market Produce Stand

1. Project description for which design review approval is requested: Keep Metal Building As Designed

2. Property Tax I.D. #: 2427-601-0026-000-0

3. Property Address: 3475 US Hwy 1 Fort Pierce, FL. 34982

4. Zoning District: I1 5. Future Land Use: _____

6. Historic District Y/N N if yes, which District: _____

7. Total Acreage: 13.9

8. Name of Owner(s): State of Florida
Signature of Owner(s): _____
Mailing Address: (street) 3479 So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917

9. Name of Applicant: Michael Brown Senior Market Manager
Signature of Applicant: Michael Brown
Mailing Address: (street) 3479 So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917

10. Name of Representative: Michael Brown Senior Market Manager
Signature of Representative: Michael Brown
Mailing Address: (street) 3479 - So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917 Fax 772-468-4002
E-mail: Michael.Brown@FreshFromFlorida.com

11. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the site plan as described herein.

Daniel Rawlerson, Bureau Chief (352)395-4730

~~Property Owner's~~ Name (Please Print) Custodian Phone

Address State Zip

~~Property Owner's~~ Signature 11/7/14 Date

Custodian

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 7th day of November, 20 14, by Daniel Rawlerson who is personally known to me or has produced _____ as identification.

Denise C. Hamm
Signature of Notary (seal)

DENISE C. HAMM
Commission # FF 017121
Expires July 17, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

A complete Administrative Review packet is required upon application submittal.

To be completed by the City

Date Received _____ By _____

Fee: _____ Receipt# _____

All required application information must be provided at time of submittal.
Packets must be folded to 8 ½ x 11 and collated.

APPLICATION REQUIREMENTS:

a. **Application fee**

b. **Application submission shall include the following:**

- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST

(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:
    1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
    2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
    3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
    4. Context photographs of neighboring uses and architectural styles.
    5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
    6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
    7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
    8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
    9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
    10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:
    1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
    2. A final site plan meeting the requirements of Section 22-58.
    3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
    4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
    5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
    6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US 1 HWY
FORT PIERCE, FLORIDA 34982



BUILDING DATA:

OCCUPANCY:	USE GROUP - M
CONSTRUCTION TYPES:	2B
EXISTING BUILDING SF:	2235 GROSS S.F.
AREA DEMOLISHED SF:	2235 GROSS S.F.
NEW BUILDING SF:	1279 GROSS S.F.
NEW CANOPY SF:	1130 GROSS S.F.
TOTAL SF:	**2409 GROSS S.F.**

DESIGN LOADS:

ULTIMATE DESIGN WIND SPEED:	170 MPH
NOMINAL DESIGN WIND SPEED:	132 MPH
IMPORTANCE FACTOR:	I = 1.0
EXPOSURE:	EXPOSURE C
INTERNAL PRESSURE COEFFICIENT:	II +/- 0.18
BUILDING RISK CATEGORY:	II

BUILDING INFORMATION:

ADDRESS:	
STREET ADDRESS:	3475 SOUTH US 1 HWY
CITY:	FORT PIERCE
COUNTY:	ST. LUCIE
STATE:	FLORIDA
ZIP CODE:	34982

STRUCTURE:

PRE-ENGINEERED METAL BUILDING

BUILDING CODES:

GOVERNING JURISDICTION: ST LUCIE, FLORIDA

BUILDING CODE EDITION:	FLORIDA EXISTING BUILDING CODE	2010
MECHANICAL CODE EDITION:	FLORIDA MECHANICAL CODE	2010
ELECTRICAL CODE EDITION:	NATIONAL ELECTRICAL CODE	2008, NFPA 70
PLUMBING CODE EDITION:	FLORIDA PLUMBING CODE	2010
ADDITIONAL CODE EDITION:	FLORIDA FIRE PREVENTION CODE	2010
FLORIDA ACCESSIBILITY CODE:		2010
NFPA 101 - FLORIDA EDITION:		2009
NFPA 1:		2009

NOA'S: ALL NOA'S SHALL MEET REFERENCED BUILDING CODES

OWNER

DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES

MAYO BUILDING, 209
407 S. CALHOUN ST.
TALLAHASSEE, FLORIDA, 32399
PHONE: (850) 487-4322
FAX: (850) 488-9006

DESIGNER OF RECORD:

ARCHITECT:	JOHN A. BAER AIA / VICTOR Q. TAN CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841
STRUCTURAL:	HAROLD HIGGENBOTHAM, PE HIGGENBOTHAM ENGINEERING INC	222 CORRINE DR., SUITE FA ORLANDO, FL 32707	407-304-7721
MECHANICAL: PLUMBING: ELECTRICAL:	DENNIS MATULA PE CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841
CIVIL:	NIKKI MAHLER P.E. CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841

REVISION HISTORY

REVISION NO.	DATE	REVISION DESCRIPTION
1	03/26/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY, ADDED SHEET A102 TO INDEX OF DRAWINGS
		SHEET AD101 - DELETED DEMOLITION WORK FROM THIS DOCUMENT
		SHEET A002 - CHANGED BUILDING USE AND OCCUPANCY CALCULATIONS - REVISED EXIT ACCESS DOORS
		SHEET A102 - ADDED NEW SHEET FOR CONTRACTORS TO SUBMIT BID ALTERNATES "ADDITIONS AND DEDUCTIONS"
2	06/19/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY, REMOVED SHEET A102 FROM INDEX OF DRAWINGS
		SHEET C-1 - REVISED BUILDING FOOT PRINT AND IMPERVIOUS AREA
		SHEET A002 - REVISED PLAN, FLIPPED OFFICE AND RESTROOM
		SHEET A101 - REVISED PLAN, FLIPPED OFFICE AND RESTROOM. MOVED WALK IN COOLER
		SHEET A102 - REMOVED SHEET FROM SET
		SHEET A103 - REVISED LIGHTING AND HVAC PER PLAN CHANGES
		SHEET A104 - REVISED LOCATION OF VTR PER FLOOR PLAN CHANGES
		SHEET A105 - CHANGED INTERIOR ELEVATIONS PER PLAN CHANGES
		SHEET A201 - CHANGED EXTERIOR ELEVATIONS PER CHANGES TO WALK IN COOLER LOCATION
		SHEET A301 - CHANGED SECTIONS PER CHANGES TO THE PLAN
		SHEET A502 - REVISED SLAB DETAILS / REMOVED INSULATED SLAB
		SHEET A501 - REMOVED DETAILS FOR ROLL UP DOOR
		SHEET S101 - REVISED FOUNDATION PLAN
		SHEET S102 - REVISED SLAB DETAILS, REMOVED INSULATED SLAB
		SHEET M100 - REVISED AC LOCATION AND TYPE OF AC SYSTEM TO BE USED
		SHEET M101 - REVISED GRILLE AND DIFFUSER SCHEDULE
		SHEET E100 - REVISED LIGHTING PER FLOOR PLAN CHANGES
		SHEET E101 - REVISED POWER PLAN PER FLOOR PLAN CHANGES
		SHEET P100 - REVISED WATER, SANITARY AND VENT PLANS. REVISED RISER DIAGRAMS
		SHEET P101 - REVISED PLUMBING FIXTURE SCHEDULE - ADDED ELECTRIC WATER COOLER
2	06/19/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY
		SHEET A302 - REVISED SLAB DETAILS 1 AND 3
		SHEET S101 - REVISED SLAB NOTES
		SHEET S102 - REVISED SLAB DETAILS 7 AND 8

SHEET REMOVED FROM SET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	REVISION LOG					
		REV 1	3/26/14	REV 2	6/19/14	REV 3	7/10/14
GENERAL							
CS	COVER SHEET	1	03/26/2014	2	06/19/2014	3	07/10/2014
GN	GENERAL INFORMATION						
CIVIL							
C1	SITE PLAN			2	06/19/2014		
DEMOLITION							
AD101	DEMOLITION	1	03/26/2014				
ARCHITECTURE							
A001	ADA SPECIFICATIONS						
A002	LIFE SAFETY	1	03/26/2014	2	06/19/2014		
A101	FLOOR PLAN			2	06/19/2014		
A102	ALTERNATIVE BID DEDUCT OPTION / FLOOR PLAN ILLUSTRATION	1	03/26/2014	2	06/19/2014		
A103	REFLECTED CEILING PLAN			2	06/19/2014		
A104	ROOF PLAN			2	06/19/2014		
A105	ENLARGED PLANS			2	06/19/2014		
A201	ELEVATIONS			2	06/19/2014		
A301	SECTIONS			2	06/19/2014		
A302	COOLER SECTION AND DETAILS			2	06/19/2014	3	07/10/2014
A501	DOOR DETAILS			2	06/19/2014		
STRUCTURAL							
S100	STRUCTURAL NOTES						
S101	FOUNDATION PLAN			2	06/19/2014	3	07/10/2014
S102	STRUCTURAL NOTES AND SECTIONS			2	06/19/2014	3	07/10/2014
SPECIFICATIONS							
SP100	SPECIFICATIONS						
SP101	SPECIFICATIONS						
MECHANICAL							
M100	MECHANICAL PLAN			2	06/19/2014		
M101	MECHANICAL SCHEDULES AND DETAILS			2	06/19/2014		
ELECTRICAL							
E100	ELECTRICAL LIGHTING PLAN			2	06/19/2014		
E101	ELECTRICAL POWER PLAN			2	06/19/2014		
E200	ELECTRICAL SYMBOLS AND LEGEND						
E201	ELECTRICAL RISER DIAGRAM, DETAILS ANDC SCHEDULES						
PLUMBING							
P100	PLUMBING PLAN AND RISER DIAGRAM			2	06/19/2014		
P101	PLUMBING DETAILS AND SCHEDULES			2	06/19/2014		

CERTIFICATION

TO THE BEST OF THE ENGINEER'S KNOWLEDGE INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS.

JOHN A BAER, AIA DATE

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• Connecticut
• Maryland
• Texas

CERTIFICATION — JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
1	03/26/2014	ADDENDUM 1 / BID DEDUCTIONS	JAB
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB
3	07/10/2014	COOLER / SLAB REVISION	VQT

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\Desktop\Documents\SHARED\FSMARKET\CENTRAL_Sheet.dwf

Plans Prepared By :
CPH, Inc.
500 West Fl≤rn St.
Sanford, Fl≥ 2771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

COVER SHEET

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US 1 HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

CS

11/7/2014 11:49:21 AM

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL NOTES

1. DRAWINGS ARE IN INCHES UNLESS OTHERWISE NOTED.

2. DIMENSIONS ARE GIVEN TO FACE OF CONCRETE PRECAST, FACE OF CONCRETE WITHOUT FINISH, FACE OF CMU WITHOUT FINISH AND FACE OF METAL STUD.

3. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATORY REQUIREMENTS.

4. KEEP THE PREMISES NEAT AND CLEAN AT ALL TIMES.

5. PROTECT ALL AREAS ADJACENT TO THE WORK AREA, OR THROUGH WHICH MATERIALS MUST PASS, TO PREVENT DAMAGE RESULTING FROM CONSTRUCTION OR MATERIALS' HANDLING. RESTORE TO EXISTING CONSTRUCTION ORIGINAL CONSTRUCTION IF/WHEN DISTURBED.

6. FOLLOW THE MANUFACTURE'S STRICTEST WRITTEN RECOMMENDATIONS FOR HANDLING, INSTALLATION, AND/OR APPLICATIONOF ALL MATERIALS AND/OR PRODUCTS CONSISTANT WITH THE SKILL AND CARE NECESSARY FOR THE ORDERLY PROGRESS OF WORK.

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGE SCALE DRAWIGNS GOVERN OVER SMALL SCALE DRAWINGS.

8. ALL FLOOR ELEVATIONS ARE GIVEN TO TOP OF CONC. SLAB (TOC), TOP OF WALL (TOW), OR TOP OF FLOOR FINISH (FEE), AS INDICATED.

9. PERFORM ALL WORK IN A WORKMANLIKE MANNER.

10. ALL GYPSUMBOARD WORK REQUIRED CORNER BEADSAND NEEDS TO BE APPROVED BY THE ARCHITECT AND INSPECTOR BEFORE FINISHING IT.

11. ALL DISTANCES, DATA AND EXISTING STRUCTURES AND UTILITIES ABOVE OR BELOW THE GROUND, WITHIN THE LIMITS OF THIS PROJECT SHALL BE CHECKED BY THE CONTRACTOR. IN CASE OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CLARRIFICATION MAY BE MADE.

12. SITE SURVEY DRAWINGS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY AND PROVIDE ALL SITE SURVEY REQUIRED FOR THE WORK OF THIS PROJECT.

13. DETAILS ARE INTENDED TO SHOW METHOD ANSD MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE CONTRACTORS WORK.

TERMITE PROTECTION

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEEDS FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS FBC 1503.4.4

IRRIGATION SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. FBC 1503.4.4

TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1

SOIL DISTRIBUTED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.5

MINIMUM 6 MIL. VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIEDSHALL BE RETREATED. FBC 1816.1.6

ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1816.1.7

A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE ANY FINAL INSPECTIONS WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. FBC 1816.1.7

AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

NO WOOD, VEGITATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

STANDARD SYMBOLS

1	KEY NOTE
1	REVISION TAG
7	DOOR TAG
A	WINDOW TAG
A	PARTITION TYPE
7	COLUMN DESIGNATION
ROOM [101]	ROOM NAME & NUMBER
A000A	EQUIPMENT REFERENCE
NAME ELEVATION #	PROPOSED ELEVATION
10'-0"	DIMENSION LINES
5 A5.2	ELEVATION REFERENCE
5 A5.2	SECTION REFERENCE
5 A5.2	DETAIL INDICATOR
	BREAK LINE
CL.	CENTER LINE

GENERAL CONTRACTOR RESPONSIBILITY

1. GENERAL CONTRATOR SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPENCIES SHALL BE REPORTED TO THE ARCHITECT.

2. NOTIFY THE ARCHITECT IN WRITING OF ANY UNEXPECTED CONDITIONS THAT ARE UNCOVERED AFTER BEGINNING WORK.

3. GENERAL CONTRACTOR SHALL COMPLTE ALL WORK AS INDICATED ON THESE PLANS UNLESS OTHERWISE INDICATED.

4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REGUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS . NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DESCREPCIES PRIOR TO CONTRUCTION.

5. GENERAL CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT, APPROVALS, INSPECTIONS, CERTIFICATE FOR COMPLIANCE, AND ASIST WITH THE CERTIFICATE OF OCCUPANCY AS REQUIRED UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS OTHER THAN GENERAL BUILDING PERMITS REQUIRED FOR SUCH WORK SHOWN ON THE DRAWINGS. SUCH PERMITS SHALL BE OBTAINED BEFORE STARTING THE WORK. SEPARATE PERMITS ARE REQUIRED FOR THE INSTALLATION OF ALL EXTERIOR SIGNAGES. THE CONTRACTOR SHALL AQUIRE THESE PERMITS AND PAY ALL REQUIRED FEES PRIOR TO THE SIGNAGE INSTALLATION.

7. GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPOARY FACILITIES DURING CONSTRUCTION FOR THE COMPLETE BUILDING OPERATION. THIS SHALL BE TEMPORARY ACCESS, EXIT, CORRIDORS, LIGHTING, FIRE PROTECTION, MAIN CORRIDOR PROTECTION, A/C & ALL INFRASTRUCTURE REQUIRED DURING THE FINAL STORE OPERATION.

8. GENERAL CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS AT THE COMPLETION OF WORK AS REQUIRED.

9. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWIGNS INCLUDIGN ALL REVISIONS AND ADDENDA.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS DURING CONSTRUCTION.

11. AFTER COMPLETION, GERERAL CONTRACTOR SHALL CLEAN WHERE EVER SUCH CLEANING IS REQUIRED, INCLUDING AREAS OF THE BUILDING MADE DIRTY BY CONSTRUCTION WORK. REMOVE FROM THE PREMISES TRASH, TOOLS, EQUIPMENT ADN EXCESS CONTRUCTION MATERIALS.

12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE TO COMPLETE THE WORK OUTLINED IN THESE DOCUMENTS , INCLUDING ITEMS WITHIN THE SPACE ABOVE THE CEILINGS (STRUCTURAL MEMBERS, CONDUITS, MECHANICAL DUCTS, INSULATION, RECESSED LIGHT FIXTURES, AND CEILING CONSTRUCTION DIMENSIONS, ETC.) THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE FINISHED CEILING HEIGHT ABOVE THE FLOOR AS INDICATED IN THESE DRAWINGS FOR THE VARIOUS ROOMS AND AREAS.

13. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LWS HAVING JURISDICTION WHEATHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.

14. CONTRACTOR WILL VERIFY WITH THE A.A.A., A.E.E. AND THE PUBLIC WORK DEPARTMENT THE LOCATION OF ALL INFRASTRUCTURE, EVEN IF THEY ARE NOT SHOWN ON DRAWINGS.

15. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY PARTITION WALLS IF THEY ARE REQUIRED DURING THE CONSTRUCTION PROCESS.

16. GENERAL CONTRACTOR SHALL INCLUDE FURNISHING ALL MATERIALS EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.

17. GENERAL CONTRACTOR SHALL PERFORM ALL WORK ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.

18. SHOP DRAWINGS:
A. SUBMIT A SCHEDULE OF SHOP DRAWINGS PRIOR TO COMMENCING WORK.
B. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVISION WHERE REQUIRED BY PLANS SPECIFICATIONS, WITH AMPLE TIME TO REVIEW AND APPROVE.
C. ALL SHOP DRAWINGS, INCLUDIGN EQUIPMENT AND MATERIALS, SHALL BE REVIEWED AND

19. GENERAL CONTRACTOR TO SUBMIT TIMEFRAME & CONSTRUCTION PHASES SCHEDULE.

20. GENERAL CONTRACTOR TO PROVIDE OWNER WITH ONE COMPLETE SET OF ACCURATE, FULL-SIZED AS-BUILT RECORD DRAWINGS FOR PERMANENT RECORD.

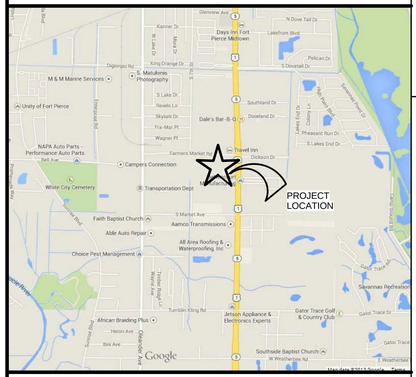
21. FULLY WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM DATE OF ACCEPTANCE. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING WARRANTY PERIOD. EXTEND ALL MANUFACTURER'S WARRANTIES TO THE OWNER.

ABBREVIATIONS

ABV	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ACOUS	ACOUSTICAL
ACT	ABOVE
AFF	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AGG	AGGREGATE
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
AUTO	AUTOMATIC
AVG	AVERAGE
BSMNT	BASEMENT
BM	BEAM
BRG	BEARING
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BD	BOARD
BOT	BOTTOM
BW	BOTTOM OF WALL
BKT	BRACKET
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT-UP ROOFING
CAB	CABINET
CUH	CABINET UNIT HEATER
CPT	CARPET (ED)
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CTR	CENTER
CT	CERAMIC TILE
CHBD	CHALK BOARD
CO	CLEAN OUT
CLR	CLEAR
CLO	CLOSET
COL	COLUMN
COMP	COMPRESS(ED), (ION), (IBLE)
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT CONST
CONT.	CONTINUOUS
CONTR	CONTRACTOR)
CJT	CONTROL JOINT
CG	CORNER GUARD
CORR	CORRIDOR
CTSK	COUNTERSINK
CRS	COURSE
CYD	CUBIC YARD
DEPT	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DW	DISH WASHER
DPR	DISPENSER
DISP	DISPOSAL
DR	DOOR
DO	DOOR OPENING
DBL	DOUBLE
DA	DOUBLE ACTING
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
E	EAST
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSE (URE)
ENG	ENGINEER(ING)
ENAM	ENAMEL
EPT	EPOXY PAINT(ED)
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EX	EXISTING
EXPD	EXPOSED
EXP	EXPANSION, EXPOSED
EJT	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EXTD	EXTRUDED
FAB	FABRIC
FWC	FABRIC WALL COVERING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FIN	FINISH(ED)
FF	FINISHED FLOOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FPRF	FIREPROOF
FR	FIRE RATING
FT	FIRE TREATED
FIXT	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FD	FLOOR DRAIN
FLOUR	FLUORESCENT
FTG	FOOTING
FDN	FOUNDATION
FRM	FRAME
FS	FULL SIZE
FURR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GFRC	GLASS FIBER REINFORCED CONCRETE
GMU	GLASS MASONRY UNIT
GT	GLASS TILE
GB	GRAB BAR
GRD	GRADE (ING)
GRT	GROUT
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HP	HANDICAPPED
HR	HANDRAIL
HBD	HARD BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HD	HEAD
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HT	HEIGHT
HPT	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIBB
HORIZ.	HORIZONTAL
IN	INCH
INCL	INCLUDE(D), (ING)
IC	INSIDE CLEAR
ID	INSIDE DIAMETER
INSUL	INSULATE(D), (ION)
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT S
J	JOIST
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LCC	LEAD COATED COPPER
LH	LEFT HAND
LT	LIGHT
LS	LIGHT SWITCH
LWT	LIGHT WEIGHT
LTL	LINTEL
LVR	LOUVER
MACH	MACHINE
MB	MACHINE BOLT
MH	MAN HOLE
MFR	MANUFACTURE (ER)
MAS	MASONRY
MO	MASONRY OPENING
MTRL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MIR	MIRROR
MOD	MODULAR
MR	MOISTURE RESISTANT T
MLDG	MOLDING, MOLDING
MTD	MOUNTED
MULL	MULLION
NAT	NATURAL
NOM	NOMINAL
NC	NONCORROSIVE
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OZ	OUNCE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVER HEAD
PTD	PAINT(ED)
PR	PAIR
PNL	PANEL
PBD	PARTICLE BOARD
PTN	PARTITION
PVMNT	PAVEMENT
PVRS	PAVERS
PERF	PERFORATE(D)
PLAS	PLASTER
P-LAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PNT	POINT
PT	PORCELAIN TILE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFB	PREFABRICATE(D)
PM	PRESSED METAL
PROP	PROPOSED
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
RWL	RAIN WATER LEADER
REC	RECESSED
REF	REFERENCE
RFL	REFLECT(ED), (IVE), (ING)
REFR	REFRIGERATOR
REINF	REINFORCE
REM	REMOVE
REQ'D	REQUIRED
RES	RESILIENT
RT	RESILIENT TILE
RET	RETURN
RA	RETURN AIR
REV	REVISION
RH	RIGHT HAND
R	RISER
RFG	ROOFING
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER
SND	SANITARY NAPKIN DISPENSER
SCHED	SCHEDULE
SLNT	SEALANT
SECT	SECTION
SHTH	SHEATHING
SHT	SHEET
SM	SHEET METAL
SV	SHEET VINYL
SH	SHELF, SHELVING
SHR	SHOWER
SIM	SIMILAR
SKLT	SKYLIGHT
SOG	SLAB ON GRADE
SD	SOAP DISPENSER
STC	SOUND TRANSMISSION CLASS
S	SOUTH
SC	SOLID CORE
SPEC	SPECIFICATION
SA	SPRAY ACOUSTIC
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STA	STATION
STL	STEEL
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TEMP	TEMPERED
TC	TERRA COTTA
TZ	TERAZZO
TEX	TEXTURED
THK	THICK(NESS)
TPD	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TC	TOP OF CONCRETE
TF	TOP OF FOOTING
TJ	TOP OF JOIST
TSL	TOP OF SLAB
TST	TOP OF STEEL
TW	TOP OF WALL
TW	TOWEL BAR
TR	TREAD
TRANS	TRANSPARENT
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VEST	VESTIBULE
VP	VENEER PLASTER
VIN	VINYL
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WH	WATER HEATER
WR	WATER RESISTANT
WP	WATERPROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W	WEST, WIDTH, WIDE
WIN	WINDOW
WG	WIRE GLASS
WM	WIRE MESH
W/	WITH
W/O	WITH OUT
WD	WOOD
WPT	WORK POINT
WI	WROUGHT IRON



LOCATION MAP — PROJECT LOCATION — N



VICINITY MAP — N

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#	DESCRIPTION	DATE	BY
	REVISIONS		

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01.22.2014
Job No.:	F7606
File:	C:\Users\marcelo\Documents\FARMERS MARKET CENTRAL_fsevr04.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

GENERAL INFORMATION

FORT PIERCE STATE FARMERS MARKET
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.
GN

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

6/20/2014 10:56:16 AM

CITY OF FORT PIERCE INSPECTION REQUIREMENTS

SEC. 17-76, INSPECTION

(a) The City of Fort Pierce Engineering Department shall make onspections as hereinafter required and notify the Director of Building & Code Enforcement upon inspection approval or if the work fails to comply with the Erosion and Sediment Control Plan as approved to request a stop work order. Plans for grading,stripping, excavating, and filling work bearing the stamp of approval of the City Engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permitee shall noyify The City of Fort Pierce Engineering Department at least two working days before the following:

(1) Start of construction
(2) Installation of sediment and erosion measures
(3) Completion of site clearing
(4) Completion of rough grading
(5) Completion of final grading
(6) Close of the construction season
(7) Completion of final landscaping

(b) The permitee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved Erosion and Sediment Control Plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The City Engineer or his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

Contractor shall schedule these inspections with the Engineering Dept.at (772) 460-2200 x142

N

cph

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

EROSION & SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

SITE DESCRIPTION
A. SITE LOCATION:
THE SITE IS LOCATED AT 3503 S. U.S. HIGHWAY NO. 1, FT. PIERCE, FLORIDA

B. SITE CONDITIONS & ACTIVITIES NARRATIVE

1. THE EXISTING CONDITION OF THE SITE IS DEVELOPED WITH AN EXISTING PRODUCE STAND. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ABUTTING PROPERTIES.

2. SITE OPERATOR (CONTRACTOR) SHALL PREPARE A CONSTRUCTION SCHEDULE THAT INCLUDES THE DATE GRADING WILL BEGIN AND THE EXPECTED DATE OF STABILIZATION AND SHALL INCLUDE THE CONSTRUCTION SCHEDULE AS PART OF THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

C. SEQUENCE OF IMPLEMENTATION OF CONTROLS:
1. INSTALLATION OF CONTROL MEASURES.
2. CLEARING, GRUBBING AND EXCAVATION.
3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT, AND INFRASTRUCTURE NECESSARY TO SERVE THE PROPOSED SITE.
4. FINAL STABILIZATION.

D. ESTIMATE OF TOTAL PROJECT AREA AND AREA TO BE DISTURBED
THE TOTAL PROJECT AREA IS 0.23 ACRES±.
THE AREA TO BE DISTURBED IS 0.23 ACRES±.

E. RECEIVING WATERS/WETLAND AREAS DISCHARGE IS: TO A PRIVATE STORM WATER DRAINAGE SYSTEM WITH DISCHARGE TO PRIVATE STORMWATER POND.

MS4 OPERATOR NAME (IF ANY): N/A

CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

EROSION AND SEDIMENT CONTROLS

GENERAL EROSION CONTROL

A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

C. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF MULCH , OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

D. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

E. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

F. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

PROTECTION OF SURFACE WATERS

A. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

B. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

i. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
ii. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
iii. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

C. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

CONTROL OF WIND EROSION

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT. THE MINIMUM HEIGHT SHALL BE 4 FEET.

IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.

B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.

C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.

D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.

E. THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING /SPILLAGE, SANITARY WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES, IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

STORM WATER MANAGEMENT

THE STORM WATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS, AND PIPED TO A PRIVATE STORM WATER SYSTEM FOR TREATMENT AND ATTENUATION.

APPROVED STATE AND LOCAL PLANS OR PERMITS

THE FOLLOWING PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION OF THE STORM WATER FACILITIES FOR THIS PROJECT. PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT: NOT AVAILABLE.

MAINTENANCE

MAINTENANCE OF EROSION CONTROL DEVICES IS OF PARAMOUNT IMPORTANCE TO THE FT. PIERCE FARMERS MARKET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL POLLUTION PREVENTION CONTROLS. DAILY REVIEW SHALL BE MADE BY THE CONTRACTOR TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF EROSION, SEDIMENTATION, TURBIDITY, AND POLLUTION CONTROL MEASURES. CORRECTIVE ACTION SHALL BE PERFORMED IMMEDIATELY. THE CONTRACTOR WILL COMPLETE A REPORT DETAILING MEASURES THAT ARE NOT ACHIEVING PERMIT COMPLIANCE AND THE CORRECTIVE ACTION THAT IS TAKEN. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

INSPECTION

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

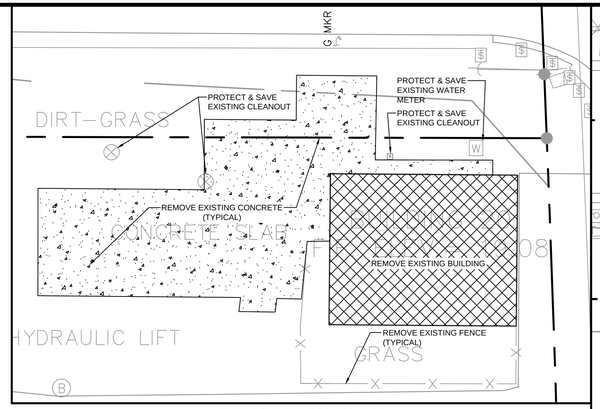
REFERENCES

THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR JOB # F7606 AS PREPARED BY CPH, INC. ON JANUARY, 2014 ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESSES:

A. NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.



DEMOLITION PLAN

UTILITY NOTES

1. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO NEW UTILITY LINES BEING INSTALLED.

2. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.

3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

4. ALL WATER, FORCE MAIN AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3' OF COVER. PE WATER SERVICE MAY BE REDUCED TO 2' WHEN NECESSARY.

5. CONTRACTOR SHALL COORDINATE INSPECTION ON ALL UTILITIES, WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.

6. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS.

7. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.

8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS SIX (6) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER OVER SEWER LINE IS (12) INCHES.

GENERAL GRADING NOTES

1. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON PLANS AND PROVIDED FOR IN FDOT INDEX NO. 102. AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN FDOT INDEX NO. 102.

2. THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.

3. FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. ANY SILTATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.

4. ALL WORK PERFORMED WITHIN ANY ADJACENT ROAD REQUIRES A SEPARATE PERMIT ISSUED BY THE FDOT, ST. LUCIE COUNTY OR THE CITY OF FT. PIERCE PUBLIC WORKS DEPARTMENTS.

5. CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1% IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.

7. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120286 0167 J, EFFECTIVE DATE FEBRUARY 16, 2012, CITY OF FORT PIERCE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR ANNUAL CHANCE FLOOD PLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.

2. CONSTRUCT THE SILT FENCES ON THE SITE.

3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

4. CLEAR AND GRUB AREAS INDICATED FOR REMOVAL.

5. START CONSTRUCTION OF STRUCTURES.

6. BEGIN GRADING AREAS INDICATED FOR CONSTRUCTION.

7. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.

8. INSTALL CURBS AND GUTTERS.

9. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AFFECTED BY CONSTRUCTION ACTIVITIES.

10. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

11. PREPARE AREAS FOR PAVING.

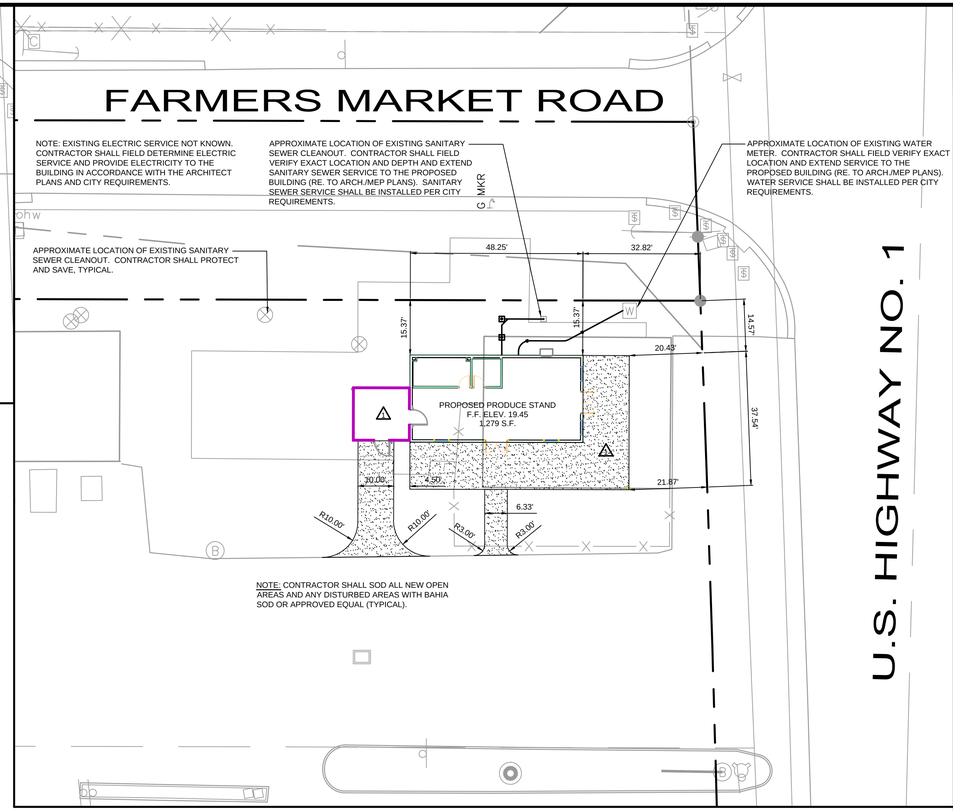
12. PAVE AREAS INDICATED.

13. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AFFECTED AREAS.

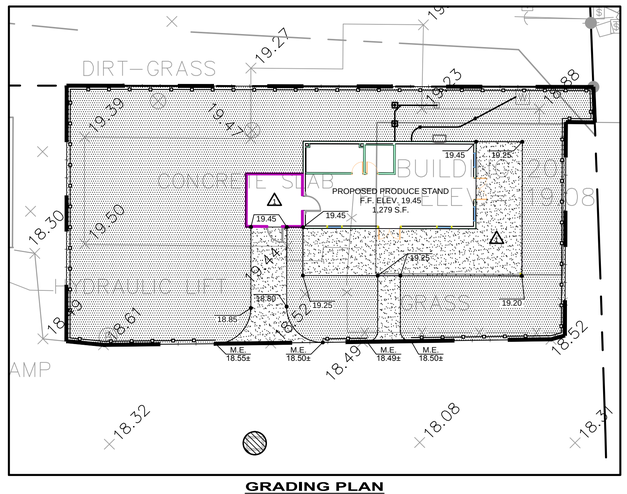
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

CONSTRUCTION SEQUENCING TABLE ⚠				
ANTICIPATED CONSTRUCTION SEQUENCE*	JUL	AUG	SEP	OCT
CONSTRUCTION ENTRANCE				
TEMPORARY CONTROL MEASURES				
STORM FACILITIES				
ROUGH GRADE / SEDIMENT CONTROL				
FOUNDATION / BUILDING CONSTRUCTION				
SITE CONSTRUCTION				
FINISH GRADING				
PERMANENT CONTROL MEASURES				

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.



SITE PLAN



GRADING PLAN

LEGEND

= PROPOSED CONCRETE PAVEMENT
= EXISTING CONCRETE PAVEMENT TO BE REMOVED
= EXISTING BUILDING TO BE REMOVED
XX.XX = PROPOSED PVMT. ELEV.
M.E. XX.XX± = MATCH EXISTING PAVEMENT/CURB ELEVATION
= PROPOSED FLOW DIRECTION
= PROPOSED LIMITS OF DISTURBANCE
= PROPOSED SILT FENCE
= PROPOSED PERMANENT STABILIZATION/SOD
= PROPOSED INLET PROTECTION

DIMENSION & TYPE

Concrete Section	A	B
Driveway	6"	12"
Patio	4"	12"

4000 PSI conc. paving (min.) w/ wire mesh
Compacted subgrade to a min. density of 98% of the modified proctor max. dry density (AASHTO T-180)

CONCRETE PAVING SECTION

N.T.S.

SITE NOTES

1. EXISTING UTILITIES ARE SHOWN IN SCHEMATIC ONLY. CONTRACTOR SHALL USE DUE REGARD WHEN PERFORMING ANY SITE DEMOLITION.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
4. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
5. ADJUST ALL CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING).
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.

SITE DATA

THE PURPOSE OF THIS PROJECT IS TO REMOVE THE EXISTING FRUIT STAND AND CONSTRUCT A NEW BUILDING WITH UTILITIES TO SERVE IT.

SITE ADDRESS:	3503 S. U.S. HIGHWAY NO. 1 FORT PIERCE, FLORIDA, FLORIDA
PARCEL I.D. NUMBER:	2427-601-0026-000-0
SITE TOTAL AREA:	605,484 S.F. (13.90 A.C.±)
PROJECT TOTAL AREA:	10,019 S.F. (0.23 A.C.±)
EXISTING LAND USE:	FARMERS MARKET PRODUCE STAND
PROPOSED LAND USE:	FARMERS MARKET PRODUCE STAND
EXISTING USE:	PRODUCE STAND
PROPOSED USE:	PRODUCE STAND
ZONING:	
SUBJECT SITE:	I1 LIGHT INDUSTRIAL
NORTH:	I1 LIGHT INDUSTRIAL
EAST:	U.S. HIGHWAY NO. 1
SOUTH:	I1 LIGHT INDUSTRIAL
WEST:	I1 LIGHT INDUSTRIAL

⚠ PROPOSED AREA CALCULATIONS:

BUILDING AREA:	= 1,279 S.F. (12.73%)
IMPERVIOUS AREA:	= 1,745 S.F. (17.37%)
PERVIOUS AREA:	= 7,023 S.F. (69.90%)

EXISTING AREA CALCULATIONS:

BUILDING AREA:	= 2,208 S.F. (21.97%)
IMPERVIOUS AREA:	= 3,275 S.F. (32.60%)
PERVIOUS AREA:	= 4,564 S.F. (45.43%)
TOTAL (PROJECT AREA):	= 10,047 S.F. (100.00%)

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No.	Date	By
6	6-19-14	NEM
5		
4		
3		
2		
1		

PER CLIENT COMMENTS — Revision

Designed by:	CDP/NEM
Drawn by:	CDP
Checked by:	JTP
Approved by:	NEM
Scale:	AS SHOWN
Date:	Jan. 2014
Job No.:	17606

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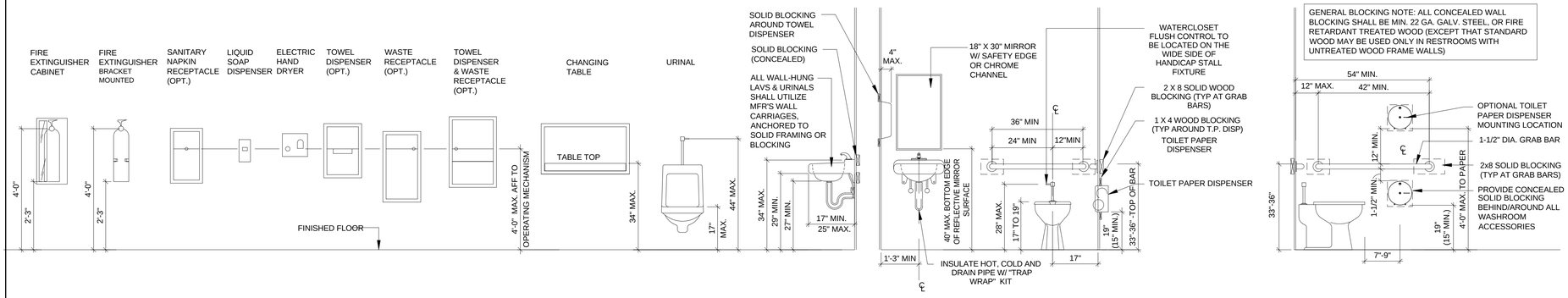
SITE PLAN

RETAIL BUILDING
FT. PIERCE FARMERS MARKET
FORT PIERCE / FLORIDA

Sheet No.
C-1

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RESTROOM FIXTURE & ACCESSORY ELEVATIONS

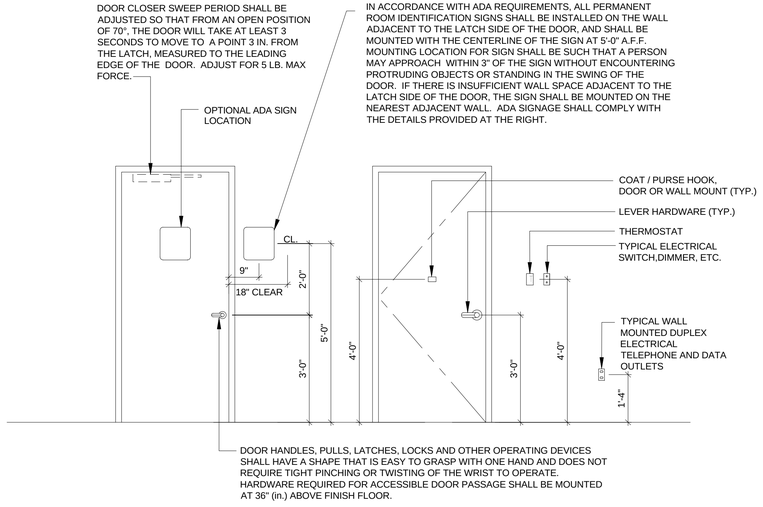


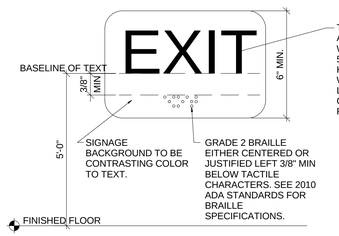
GENERAL BLOCKING NOTE: ALL CONCEALED WALL BLOCKING SHALL BE MIN. 22 GA. GALV. STEEL, OR FIRE RETARDANT TREATED WOOD (EXCEPT THAT STANDARD WOOD MAY BE USED ONLY IN RESTROOMS WITH UNTREATED WOOD FRAME WALLS)

MISC. ADA REQUIREMENTS

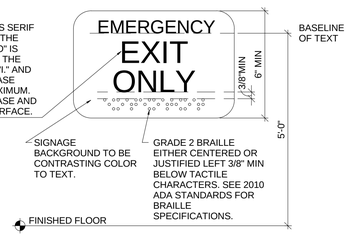
DOOR CLOSER SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. ADJUST FOR 5 LB. MAX FORCE.

IN ACCORDANCE WITH ADA REQUIREMENTS, ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, AND SHALL BE MOUNTED WITH THE CENTERLINE OF THE SIGN AT 5'-0" A.F.F. MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. IF THERE IS INSUFFICIENT WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ADA SIGNAGE SHALL COMPLY WITH THE DETAILS PROVIDED AT THE RIGHT.

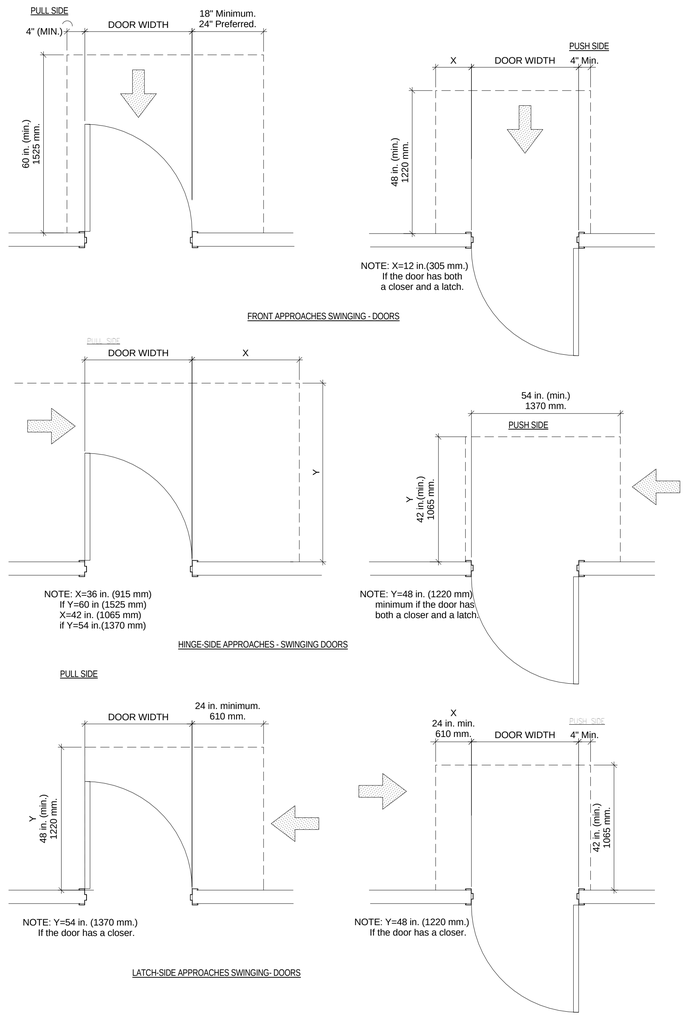




TACTILE CHARACTERS SHALL BE SANS SERIF AND SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I." AND WHERE THE HEIGHT OF THE UPPERCASE LETTER "I" IS 5/8" MINIMUM AND 2" MAXIMUM. CHARACTERS SHALL BE ALL UPPERCASE AND RAISED 1/32" MINIMUM FROM SIGN SURFACE.



MANEUVERING CLEARANCE AT DOORS



GENERAL NOTES

TOILET ROOM FIXTURES AND ACCESSORIES SHALL BE CERTIFIED BY MANUFACTURER FOR COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT. ALL FIXTURES SHALL BE MOUNTED AT HEIGHTS AND WITH CLEARANCES AS REQUIRED BY ADA, AND AS FOLLOWS:

FLUSH CONTROL FOR THE TOILET SHALL BE LOCATED NOT MORE THAN 28" AFF, AND SHALL BE OPERABLE WITH MAX. 5 LB. FORCE.

GRAB BARS SHALL BE PROVIDED AT EACH TOILET, MOUNTED W/ TOP FROM 33" TO 36" AFF. MOUNT GRAB BARS INTO CONCEALED, SOLID WOOD BLOCKING AS REQUIRED TO RESIST 250 PLF FORCE APPLIED TO GRAB BAR AT ANY POINT IN ANY DIRECTION GRAB BARS SHALL BE FROM 1-1/4" TO 1-1/2" IN DIAMETER AND SHALL PROTECT AT LEAST 1-1/2" FROM WALL PROVIDE CONCEALED FASTENERS WITH TRIM SCUTCHEON . TOILET PAPER DISPENSERS SHALL BE INSTALLED BELOW GRAB BAR ON SIDE WALL AT LEAST 15" AFF AND A MAXIMUM OF 36" AWAY FROM REAR WALL. PROVIDE CONCEALED SOLID BLOCKING. PAPER TOWEL DISPENSERS SHALL BE MOUNTED ON WALL BESIDE EACH LAV, WITH DISPENSER SLOT NOT MORE THAN 44" AFF. PROVIDE SOLID WOOD BLOCKING IN WALL AROUND ROUGH OPENING. WALL HUNG LAV SHALL BE MOUNTED WITH FRONT ROOM AT 2'-10" AFF MAX.

MIRRORS SHALL HAVE POLISHED SAFETY EDGE OR CHROME CHANNEL EDGE, AND SHALL BE MOUNTED ABOVE EACH LAV. W/BOTTOM AT 40" AFF. MIRRORS SHALL BE MIN. 18" WIDE X 30" HEIGHT.

SIGNAGE LEGEND

1. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS

-ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.

-ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILETS ARE CLUSTERED AT A SINGLE LOCATION.

-ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE. THE SIGN, WHERE PROVIDED, SHALL BE ABOVE THE CHECK-OUT AISLE IN THE SAME LOCATION AS THE CHECK-OUT AISLE NUMBER OR TYPE OF CHECK-OUT IDENTIFICATION.

-UNISEX TOILET AND BATHING ROOMS.

-ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.

2. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

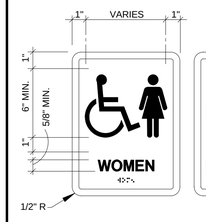
-AT EACH SEPARATE-SEX TOILET INDICATING THE LOCATION OF THE NEAREST UNISEX TOILET.

3. TACTILE SIGNAGE SHALL BE LOCATED ON THE WALL TO THE DOOR'S LATCH SIDE AT A HEIGHT OF 60" AFF TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. SIGNS MAY BE PLACED ON THE NEAREST ADJACENT WALL WHEN THERE IS NO WALL SPACE ON THE LATCH SIDE.

4. CHARACTER AND SYMBOLS OF SIGNS SHALL BE IN CONTRAST WITH THEIR BACKGROUND AND SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE MATERIALS OR FINISHES.

5. ACCESSIBLE SIGNAGE SHALL USE GRADE II BRAILLE AND MUST COMPLY WITH ANSI A117.1 SECTION 703.4.

RESTROOM SYMBOLS



ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

SIGNS SHALL BE ADHERED TO SUPPORTING SURFACE BY ADHESIVE, SELECTED FOR HIGH STRENGTH AND DURABILITY OF BOND BETWEEN SIGN BACKING AND SUPPORTING SURFACE MATERIAL.

SIGN BACKGROUND SHALL BE MINIMUM 1/8" THICK ACRYLIC PLATE. BACKGROUND COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS, AND SHALL PROVIDE AT LEAST 70% CONTRAST WITH WHITE FOREGROUND LETTERS. BACKGROUND FINISH SHALL BE NON-GLARE.

ACRYLIC LETTERING SHALL BE RAISED AT LEAST 1/32", AND MAY BE ACHIEVED THROUGH SURFACE APPLICATION, ETCHING OR INJECTION MOLDING.

ALL LETTERS SHALL BE UPPER CASE. LETTER SIZE SHALL BE AS INDICATED, BUT IN NO CASE LESS THAT 5/8" HIGH OR GREATER THAN 2" HIGH. TYPE STYLE SHALL BE HELVETICA MEDIUM, AND COLOR SHALL BE NON-GLARE WHITE.

WHERE MORE THAN ONE ROW OF LETTERING IS REQUIRED, THE LEADING (BLAND SPACE) BETWEEN ROWS SHALL BE APPROXIMATELY 80% OF THE HEIGHT OF THE LETTERING.

GRADE 2 BRAILLE REQUIRED, COLOR TO BE SAME AS SIGN BACKGROUND.

INTERNATIONAL PICTOGRAM SYMBOLS, WHERE REQUIRED, SHALL BE RAISED AT LEAST 1/32" (SIMILAR TO LETTERS), AND SHALL HAVE A MINIMUM 6" HIGH VERTICAL FIELD. THE EQUIVALENT VERBAL DESCRIPTION (TEXT) OF THE PICTOGRAM SHALL BE PLACED DIRECTLY BELOW THE PICTOGRAM, AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

PICTOGRAMS SHALL BE REQUIRED FOR THE FOLLOWING ROOM SIGNS: MEN (MALE ACCESSIBLE RESTROOM) WOMEN (FEMALE ACCESSIBLE RESTROOM)

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CERTIFICATION

JOHN A. BAER, AIA

REVISIONS			
#	DATE	DESCRIPTION	BY

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\marcel\Documents\FARMERS MARKET CENTRAL_fteroff.rvt

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Lndscp. Lic. No. LC0000298

ADA SPECIFICATIONS

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

A001

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NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

TACTILE EXIT SIGNS

1. PROVIDE ONE TACTILE SIGN STATING "EXIT" NEXT TO EACH EXIT DOOR. SIGN SHALL COMPLY WITH ANSI A117.1 & FBC 11-4.30.

2. SIGNS SHALL BE 6" X 6". LETTERS AND CHARACTERS SHALL BE WHITE. BACKGROUND SHALL BE BLACK

3. LETTER WIDTH TO HEIGHT RATIO = 3:5 MIN., 1:1 MAX. STROKE WIDTH TO HEIGHT RATIO = 1:5 MIN., 1:10 MAX.

4. LETTERS SHALL BE SIMPLE SERIF TYPE, UPPERCASE, 2" HIGH, AND SHALL BE RAISED 1/32".

5. BRAILLE CHARACTERS SHALL BE GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL, WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

6. SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR. SIGNS SHALL BE 60" AFF AND 9" FROM DOOR OPENING (EACH MEASURED TO CENTER OF SIGN).

EXIT

LIFE SAFETY NOTES:

IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 69A-60.0081, THE MAIN ENTRANCE DOOR SHALL BE MARKED WITH AN APPROVED MALTESE CROSS SHOWING THAT THE ROOF STRUCTURE OF THE STORAGE BUILDING CONTAINS LIGHT FRAME TRUSS TYPE CONSTRUCTION. APPROVED SYMBOL - MEANS A MALTESE CROSS MEASURING 8 INCHES HORIZONTALLY AND 8 INCHES VERTICALLY AND MADE OF A BRIGHT RED REFLECTIVE COLOR. SEE DESIGN EXAMPLE TO THE RIGHT OF THIS NOTE. SYMBOL WILL BE LOCATED 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR AND BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE. SYMBOL WILL NOT BE LESS THAN 4 FEET A.F.F. AND NOT MORE THAN 6' A.F.F.

R

LIFE SAFETY GENERAL NOTES:

1. EXIT LIGHTS SHALL BE PROVIDED AT ALL DOORS ALONG THE EGRESS PATH. RE: ELEC. DWGS.

2. EMERGENCY LIGHTING SHALL BE PROVIDED AS REQUIRED BY CODE. RE: ELEC. DWGS.

3. EACH SINGLE SWINGING DOOR AND GATE SHALL PROVIDE 33" MIN. CLEAR WHEN THE DOOR OR GATE IS FULLY OPEN AND SHALL HAVE AN EGRESS CAPACITY OF 165 PEOPLE.

4. EACH DOUBLE SWINGING DOOR SHALL PROVIDE 66" MIN. CLEAR WHEN THE DOORS ARE FULLY OPEN AND SHALL HAVE AN EGRESS CAPACITY OF 330 PEOPLE.

5. ALL DOOR HARDWARE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS FOR EGRESS AND HANDICAP ACCESSIBILITY. RE: DOOR AND HARDWARE SCHEDULE.

6. ALL RESTROOMS SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. RE: ENLARGED RESTROOM PLANS AND DETAILS.

7. ALL DIMENSION SHOWN ON THIS PLAN ARE MINIMUM CLEAR DIMENSIONS. RE: FLOOR PLAN FOR EXACT DIMENSIONS.

8. ALL SIDEWALKS SHALL HAVE A 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND A 2% MAX. CROSS SLOPE. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING SIDEWALKS MEET THESE REQUIREMENTS.

9. ALL HANDICAP RAMPS HAVE A SLOPE OF 1:12 MAX AND SHALL HAVE A SURFACE THAT COMPLIES WITH THE REQUIREMENTS OF FBC 11-4.29.2, ANSI 1117.1-1986, AND ALL ADA REQUIREMENTS. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING SIDEWALKS MEET THESE REQUIREMENTS.

10. GC SHALL CONFIRM THERE IS AN EXISTING KNOX BOX AT THE MAIN ENTRANCE. IF NOT, GC SHALL PROVIDE A NEW ONE. GC SHALL COORDINATE THE EXACT LOCATION, MOUNTING HEIGHT, AND TYPE WITH THE LOCAL FIRE OFFICIAL.

11. SYMBOL INDICATES FIRE EXTINGUISHER (10 LB-4A60BC) WITH MOUNTING BRACKET OR IN CABINET. ONE EACH TO BE MOUNTED NEXT TO THE MAIN EXIT DOORS FROM THE BUILDING. RE: LIFE SAFETY PLAN FOR EXACT LOCATIONS. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL. RE-USE EXISTING FIRE EXTINGUISHERS AND LOCATIONS IF POSSIBLE.

FE

CLASSIFICATION OF INTERIOR FINISHES

(W/O SPRINKLER)

EXIT ENCLOSURES, EXIT PASSAGEWAYS CLASS - A, AND CORRIDORS - CLASS B. ALL OTHER SPACES - CLASS C

CLASS A = FLAME-SPREAD 0-25, SMOKE DEV. 0-450
CLASS B = FLAME-SPREAD 26-75, SMOKE DEV. 0-450
CLASS C = FLAME-SPREAD 76-200, SMOKE DEV. 0-450

MEANS OF EGRESS (FBC 2010)

OCCUPANT LOAD ALLOWANCES PER OCCUPANT	MAXIMUM FLOOR AREA
BUSINESS AREAS	100 SF PER OCCUPANT
MERCANTILE	30 SF PER OCCUPANT

MAXIMUM EXIT ACCESS TRAVEL DISTANCE

M-OCCUPANCY (NON - SPRINKLED)	150 FEET

OCCUPANCY CALCULATIONS

SPACE / USE	OCCUPANCY	AREA	OCCUPANT PER S.F.	OCCUPANT LOAD
OFFICES / RESTROOM	BUSINESS	180	1/100	2
MAIN FLOOR	STORAGE	878	1/30	30
COOLER / FREEZER	STOCK ROOM	221	1/300	1
	SUBTOTAL	**1279 S.F.**		**33 PEOPLE**
CANOPY		1130 S.F.		
	TOTAL	**2409 S.F.**	***TOTAL OCCUPANTS***	***33 PEOPLE***

TOTAL EXIT WIDTH REQUIRED TOTAL OCCUPANT LOAD x 0.2 INCHES PER PERSON = INCHES
REQUIRED ACTUAL 33 PEOPLE x 0.2 INCHES PER PERSON =
6.6 INCHES REQUIRED

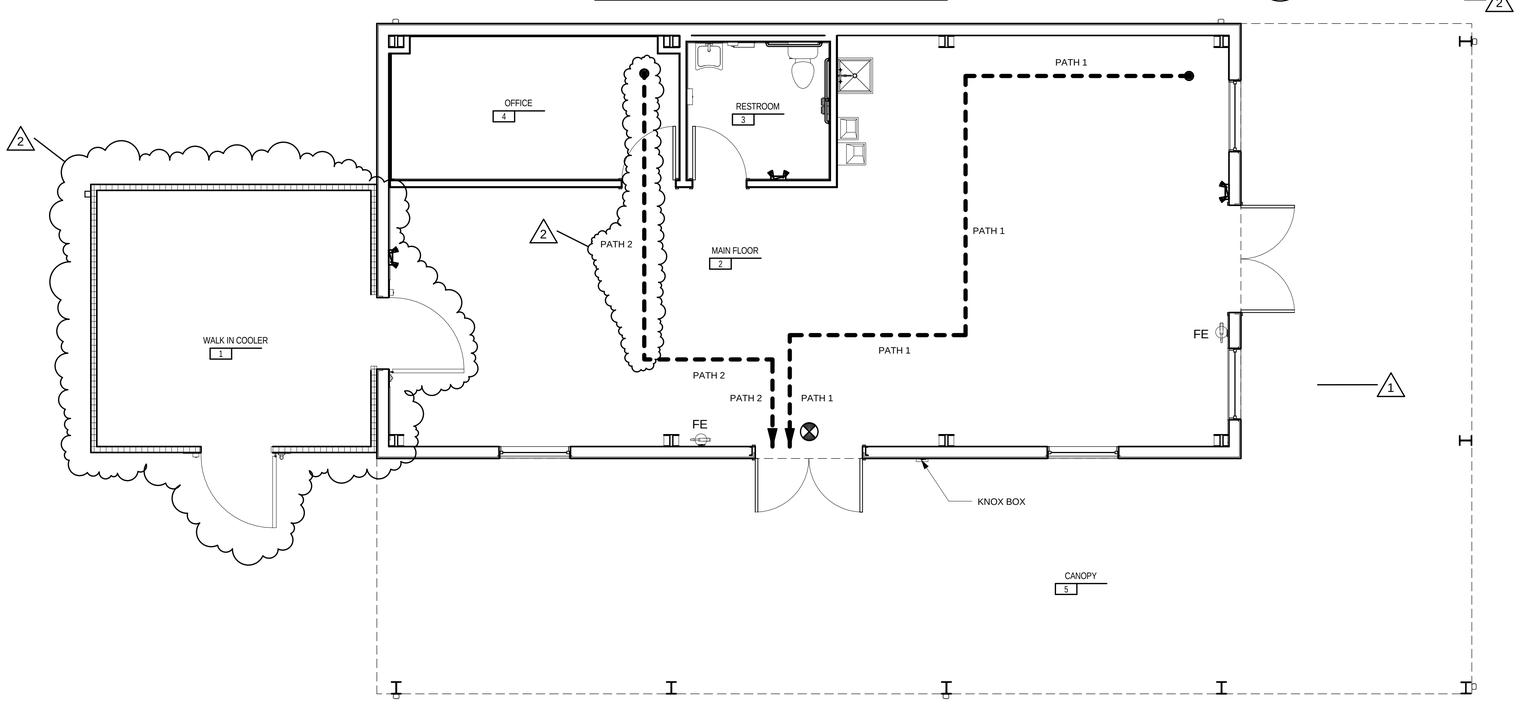
EXIT WIDTH PROVIDED

1 FRONT DOOR:	72 INCHES CLEAR WIDTH
1 SIDE DOOR:	72 INCHES CLEAR WIDTH
TOTAL PROVIDED	**144 INCHES CLEAR WIDTH PROVIDED**

LIFE SAFETY LEGEND

- INTERIOR LUMINATED EXIT SIGNAGE
- EMERGENCY LIGHTING
- FE — FIRE EXTINGUISHER / 10LB TYPE ABC

EGRESS DATA	
EXIT ROUTE	DISTANCE
PATH 1	43' - 1"
PATH 2	28' - 1"



LIFE SAFETY PLAN

1/4" = 1'-0"

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REVISIONS

#	DATE	DESCRIPTION	BY
1	03/26/2014	ADDENDUM 1 / BID DEDUCTIONS	JAB
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
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Job No.:	FT606
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LIFE SAFETY

FORT PIERCE STATE FARMERS MARKET

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Sheet No.

A002

SET #1 - EXTERIOR

DOORS: 2A, 2B

2	CONTINUOUS HINGE	CFM83HD X LAR	ALUM	PE
1	LOCKSET	63 8245 LNL	32D	SA
1	DOOR CLOSER	281 PSH	EN	SA
1	DOOR HOLDER	590H SERIES	26D	SA
2	FLUSHBOLTS	556WS	32D	RO
1	DPS	570	26D	RO
2	KICKPLATE	10" X 2" LWOD	US32D	RO
1	THRESHOLD	2005AV X LAR	ALUM	PE
2	SWEEP	315CN X LAR	ALUM	PE
1	WEATHERSTRIP	S88D X LAR	ALUM	PE
1	ASTRAGAL	357SP + S88D X LAR	STEEL	PE

NOTE: ALL HARDWARE TO COMPLY WITH FLORIDA WINDSTORM CODES

SET #2 – ROLLUP DOOR

DOOR: 2

1	PADLOCK	63- 758 – 4" C	BRASS SA

NOTE: BALANCE OF HARDWARE BY ROLLUP MANUFACTURER.

SET #3 - RESTROOM

DOOR: 3

3	HINGES	TA2714 4 1/2 X 4 1/2	26D	MC
1	PRIVACY LOCK	49- 8265 LNL	26D	SA
1	WALL STOP	409	US32D	RO
3	DOOR SILENCERS	608		RO

NOTE: 49- IS AN OCCUPANCY INDICATOR TO ALERT STATUS OF RESTROOM

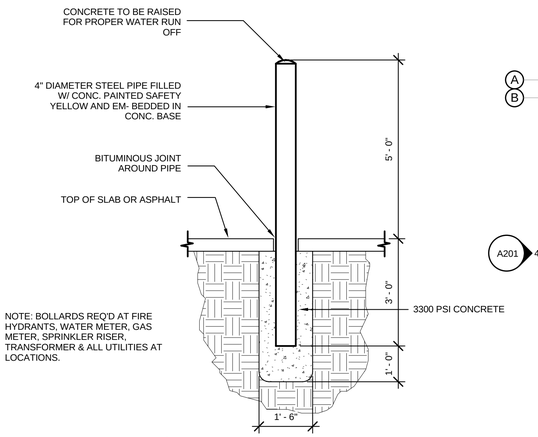
SET #4 - OFFICE

DOOR: 4

3	HINGES	TA2714 4 1/2 X 4 1/2	26D	MC
1	OFFICE LOCK	63- 8205 LNL	26D	SA
1	WALL STOP	409	US32D	RO
3	DOOR SILENCERS	608	RO	

MANUFACTURERS

MC = MCKINNEY
SA = SARGENT MFG
RO = ROCKWOOD MFG
PE = PEMKO MFG



NOTE: BOLLARDS REQ'D AT FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, TRANSFORMER & ALL UTILITIES AT LOCATIONS.

1 BOLLARD DETAIL
1/2" = 1'-0"

FLOOR KEY NOTES:

1. PRE MANUFACTURED WALK IN COOLER
2. (2)
3. MOP SINK - 48" X 48" FRP BEHIND SINK
4. PREFINISHED ALUMINUM DOWNSPOUT
5. (2)

FLOOR PLAN LEGEND

- (#) WINDOW TYPE - REFER TO WINDOW SCHEDULE ON SHEET A101
- (#) DOOR TYPE - REFER TO WINDOW SCHEDULE ON SHEET A101
- # KEYNOTE

DOOR SCHEDULE

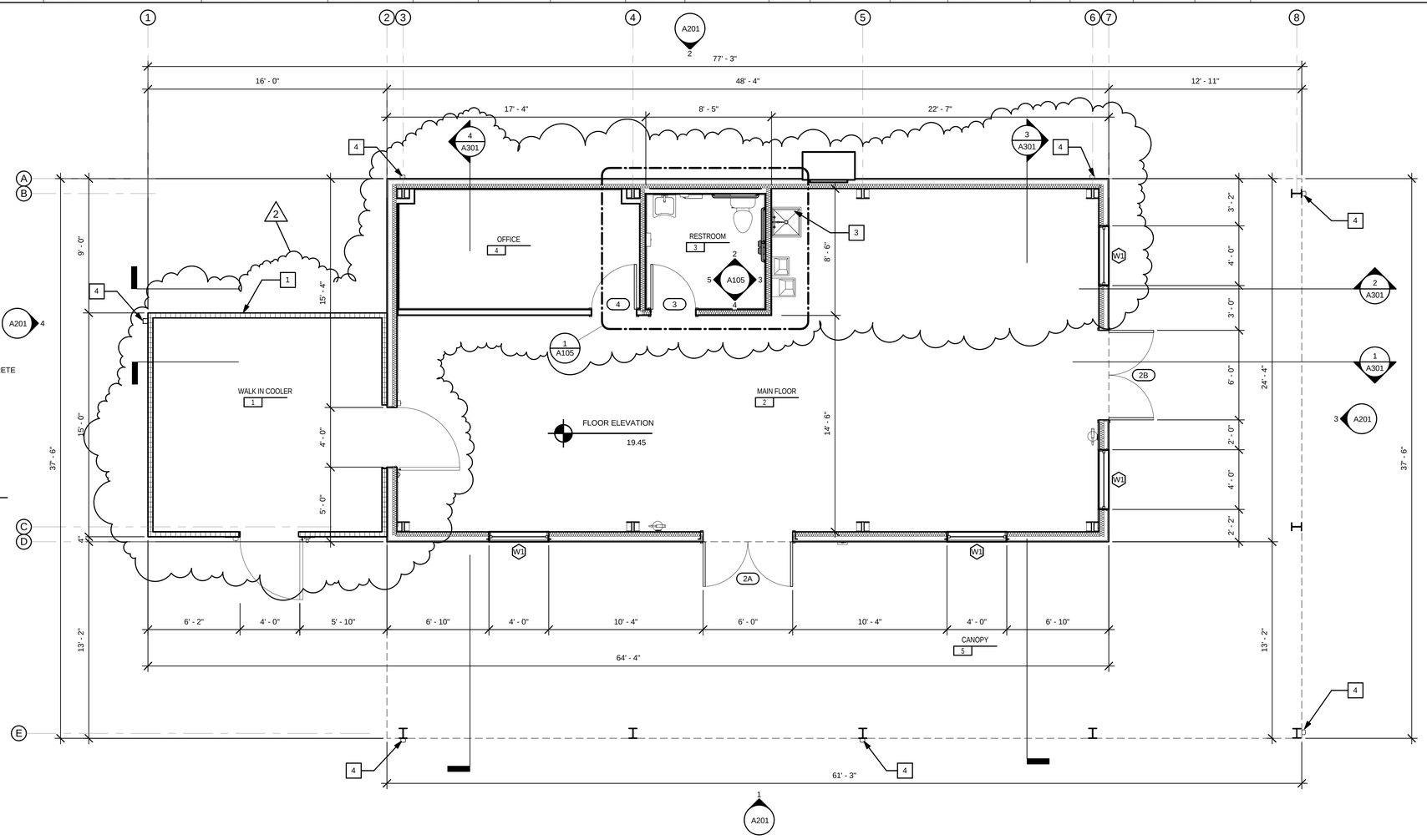
DOOR #	ROOM NAME	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR FINISH	LITE SIZE	LOUVER	LABEL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	COMMENT
2A	MAIN FLOOR	(2) 3'-0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	N/A	4/A501	5/A501		HOLLOW METAL	PAINTED	1	
2B	MAIN FLOOR	(2) 3'-0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	N/A	4/A501	5/A501		HOLLOW METAL	PAINTED	1	
3	UNISEX RESTROOM	3' - 0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	UNISEX ADA	2/A501	3/A501		HOLLOW METAL	PAINTED	3	
4	OFFICE	3' - 0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	PRIVATE / OFFICE	2/A501	3/A501		HOLLOW METAL	PAINTED	4	

WINDOW SCHEDULE

MARK	ROOM NUMBER	ROOM NAME	WIDTH	HEIGHT	SILL HEIGHT	FRAME MATERIAL	GLAZING	OPERATION	COMMENTS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS

FINISH SCHEDULE

NUMBER	NAME	FLOOR FINISH	FLOOR COLOR	BASE FINISH	BASE COLOR	NORTH MATERIAL	NORTH FINISH	EAST MATERIAL	EAST FINISH	SOUTH MATERIAL	SOUTH FINISH	WEST MATERIAL	WEST FINISH	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	NOTES / REMARKS
2	MAIN FLOOR	CONCRETE	CLEAR	RESILIENT	OWNER	INSULATION		INSULATION		INSULATION		INSULATION		EXPOSED	EXPOSED	EXPOSED	PROVIDE 4' X 4' FRP PANEL OVER GWB BEHIND SERVICE SINK
3	RESTROOM	CONCRETE	CLEAR	RESILIENT	OWNER	MRGWB	PAINT	MRGWB	PAINT	MRGWB	PAINT	MRGWB	PAINT	GWB	PAINT	9'- 0"	
4	OFFICE	CONCRETE	CLEAR	RESILIENT	OWNER	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	2X2 ACT	WHITE	9'- 0"	



PROPOSED FLOOR PLAN
1/4" = 1'-0"

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#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
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Job No.:	FT606
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FLOOR PLAN

FORT PIERCE STATE FARMERS MARKET
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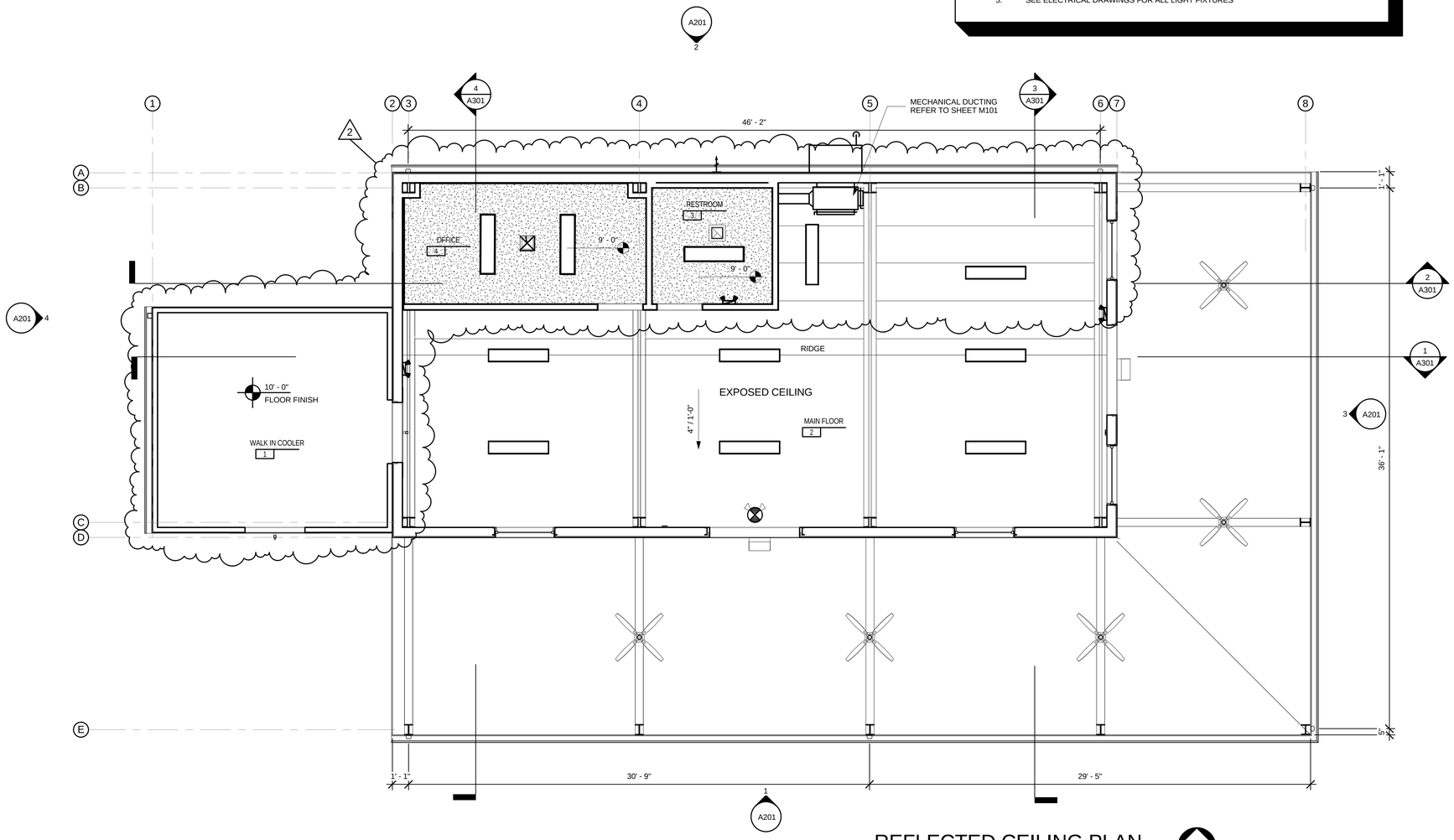
Sheet No.
A101

CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- 1X4 CEILING HUNG FLUORESCENT LIGHTING - REFER TO ELECTRICAL
- EXTERIOR CEILING FAN
- CEILING SUPPLY DIFFUSER. SEE MECHANICAL DWGS.
- CEILING RETURN DIFFUSER. SEE MECHANICAL DWGS.
- EXIT SIGN, ARROW INDICATES EXIT DIRECTION SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- EMERGENCY LIGHTS RE: ELECTRICAL DRAWINGS
- EXHAUST FAN

CEILING PLAN GENERAL NOTES

1. FIXTURES, CONDUITS, DUCTWORK, PIPING, ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE.
2. ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED. CONTRACTOR TO VERIFY QUANTITIES AND COORDINATE LOCATIONS IN THE FIELD WITH THE FIRE DEPARTMENT FIRE INSPECTOR.
3. EMERGENCY LIGHTING SHALL COMPLY WITH THE 2010 NATIONAL ELECTRIC CODE.
4. MECHANICAL DIFFUSERS TO MATCH ADJACENT CEILING TILE.
5. SEE ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES



REFLECTED CEILING PLAN

1/4" = 1'-0"

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REFLECTED CEILING PLAN

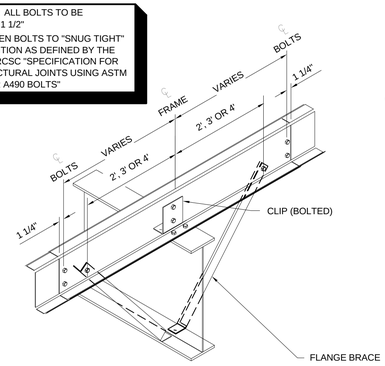
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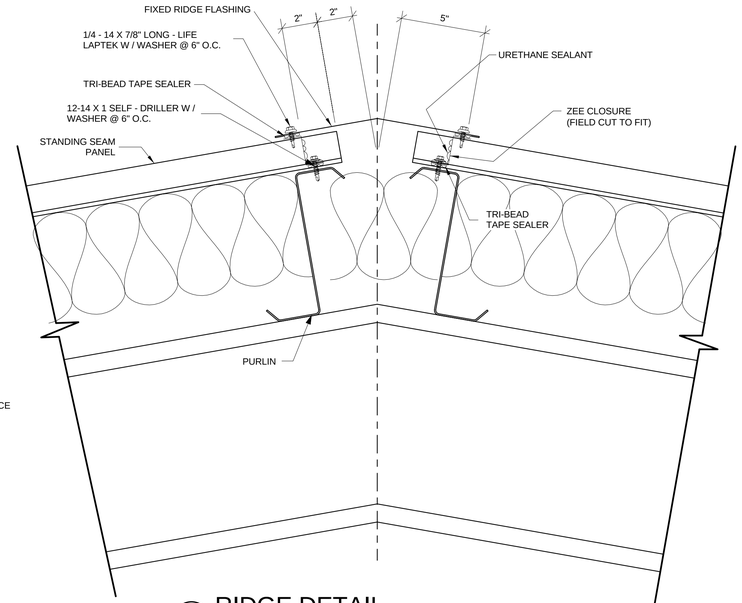
A103

NOTE: ALL BOLTS TO BE 1/2" X 1 1/2"
TIGHTEN BOLTS TO "SNUG TIGHT" CONDITION AS DEFINED BY THE AISC/RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM 325 0R A490 BOLTS"



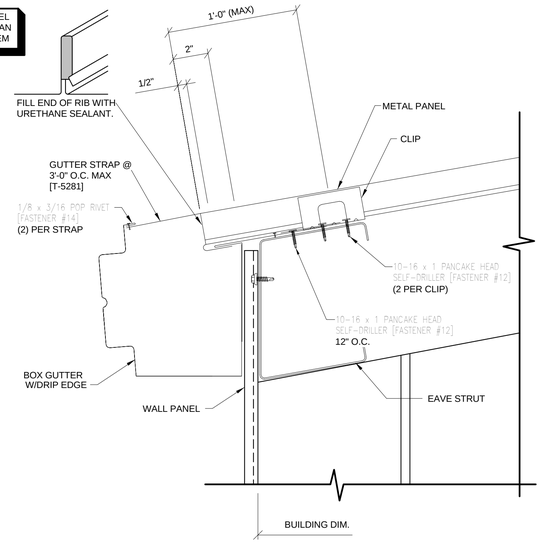
CONTINUOUS PURLINS W/CLIP

1 PURLIN AT ROOF FRAMING
N.T.S.

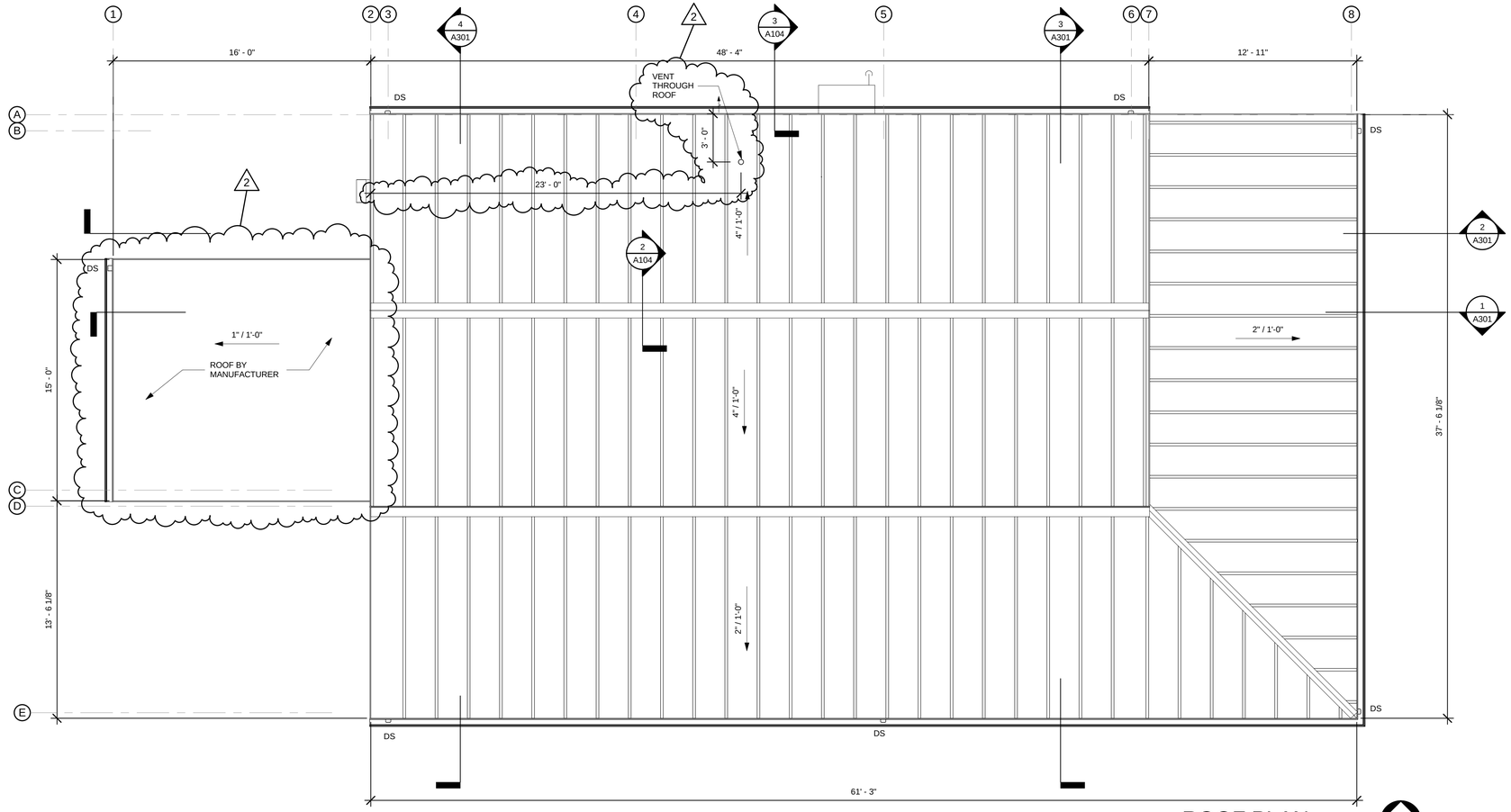


2 RIDGE DETAIL
3" = 1'-0"

FIELD NOTCH PANEL LEGS AND BEND PAN TO FORM OPEN HEM



3 EAVE DETAIL
3" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

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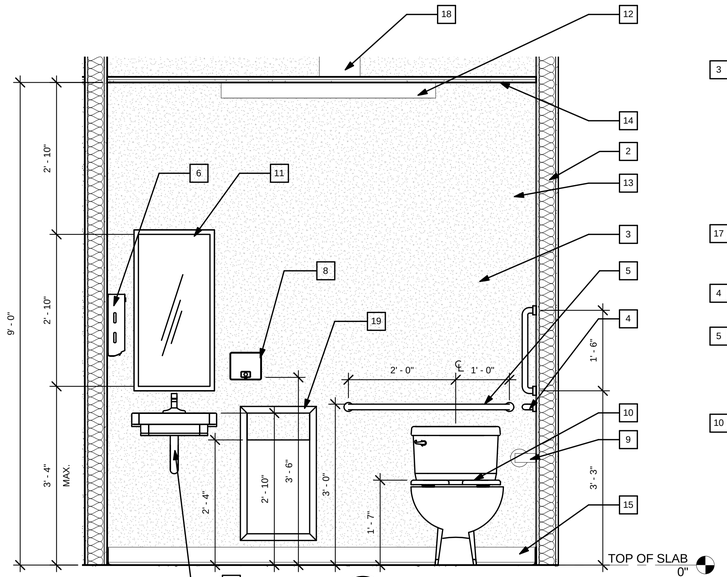
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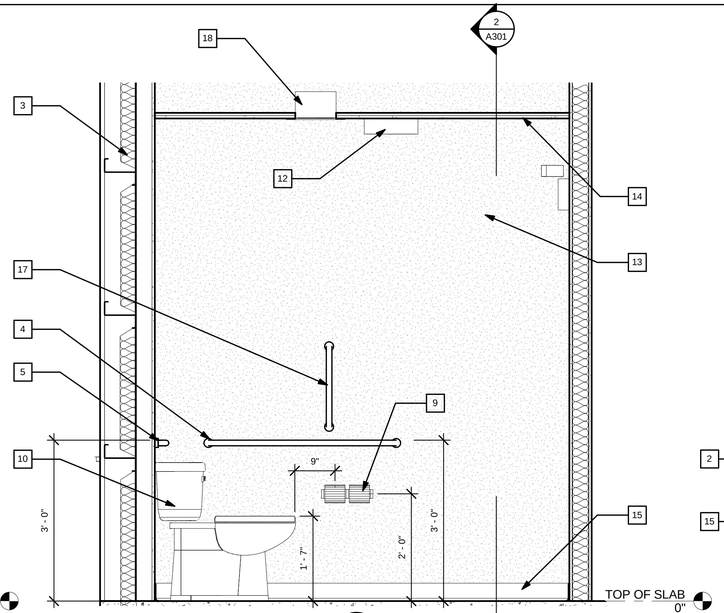
ROOF PLAN

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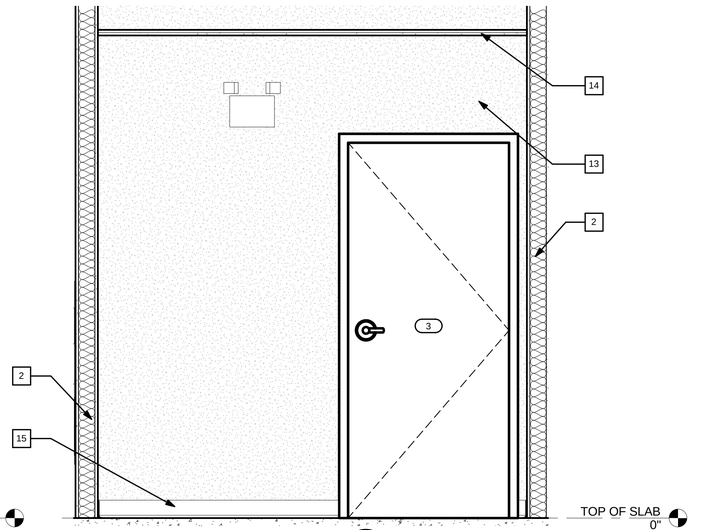
Sheet No.
A104



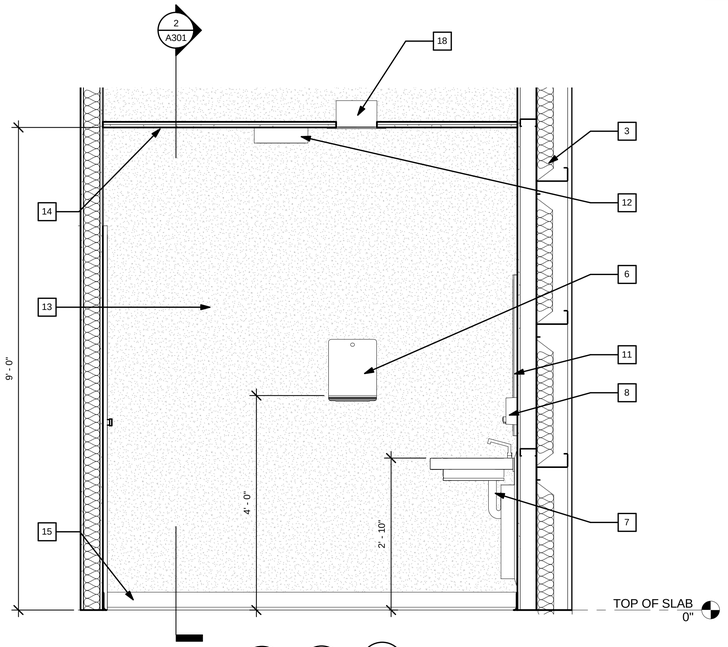
2 INTERIOR NORTH ELEVATION
3/4" = 1'-0"



3 INTERIOR EAST ELEVATION
3/4" = 1'-0"



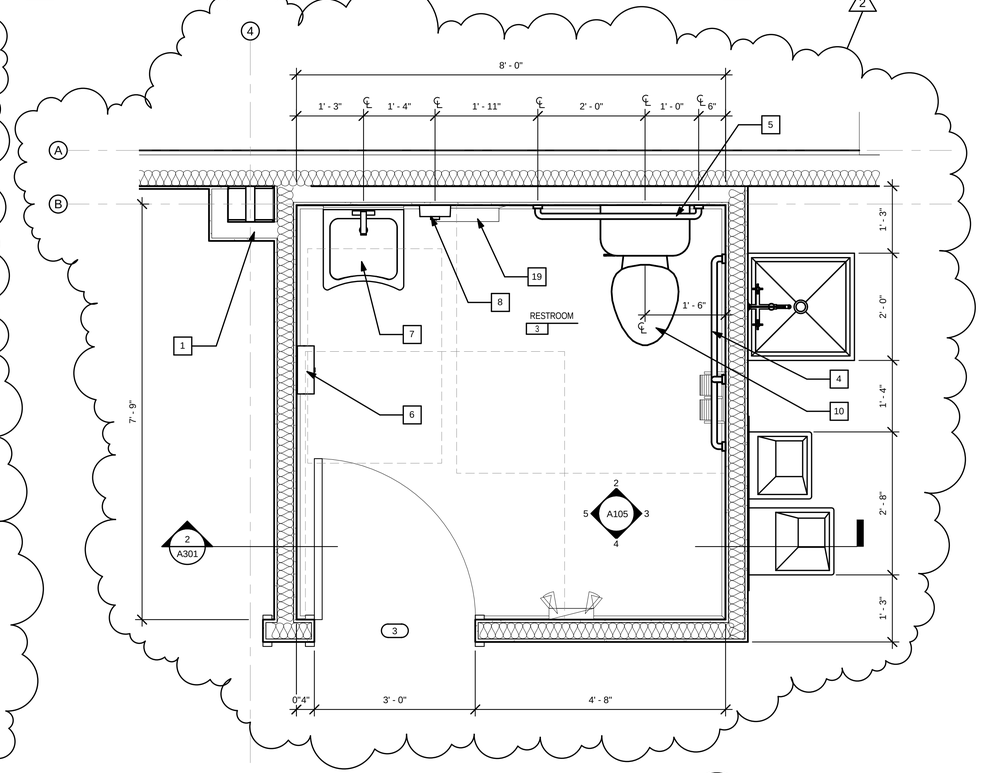
4 INTERIOR SOUTH ELEVATION
3/4" = 1'-0"



5 INTERIOR WEST ELEVATION
3/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. WRAP COLUMN TO 1'-0" ABOVE CEILING
2. 3" SOUND BATT AROUND RESTROOM WALL
3. EXTERIOR WALL
4. 42" GRAB BAR
5. 36" GRAB BAR
6. WALL HUNG PAPER TOWEL DISPENSER
7. ADA HAND SINK - INSTALL TRAP WRAP KIT
8. WALL MOUNTED SOAP DISPENSER
9. DOUBLE TOILET PAPER DISPENSER
10. FLOOR MOUNTED WATER CLOSET - FLUSH CONTROL LOCATED ON LAVATORY SIDE
11. ADA MIRROR MOUNTED AT 40" TO REFLECTIVE MIRROR SURFACE - MAX,
12. CEILING MOUNTED LIGHT FIXTURE
13. GYPSUM WALL BOARD FINISH - PAINTED
14. GYPSUM WALL BOARD CEILING - PAINTED
15. 4" VINYL WALL BASE
16. 4' x 4' SHEET OF FRP OVER GWB BEHIND SERVICE SINK
17. 18" VERTICAL GRAB BAR
18. CEILING MOUNTED EXHAUST FAN
19. SEMI-RECESSED WASTE RECEPTACLE



1 RESTROOM PLAN
3/4" = 1'-0"

N
NORTH

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CERTIFICATION
JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	F7606
File:	C:\Users\mcahill\Documents\Revit\15 MARKET CENTRAL_mcahill.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

ENLARGED PLANS

FORT PIERCE STATE FARMERS MARKET
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

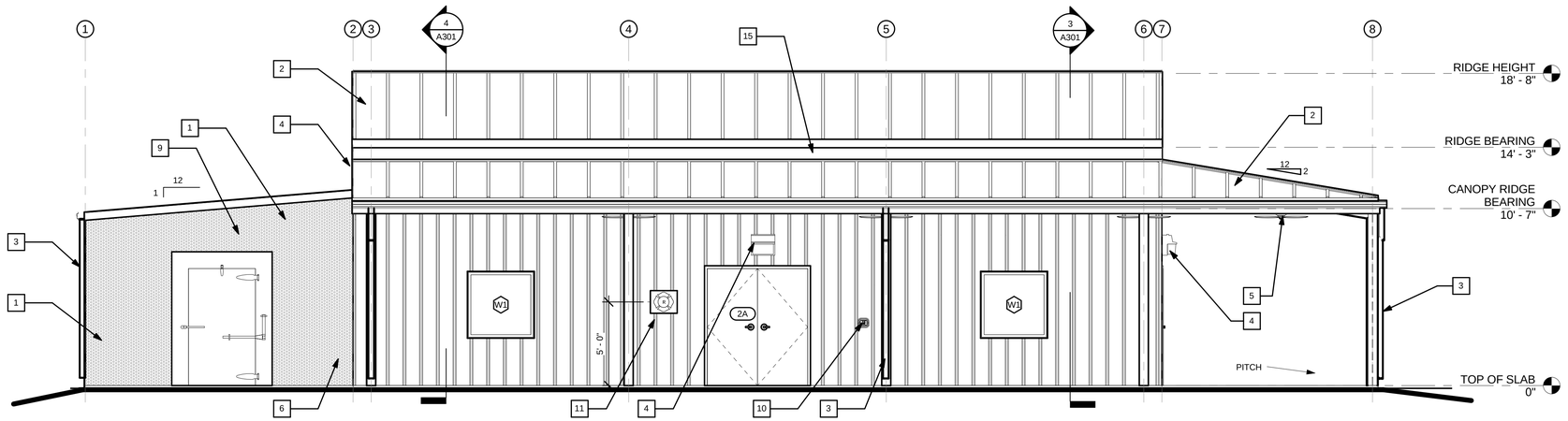
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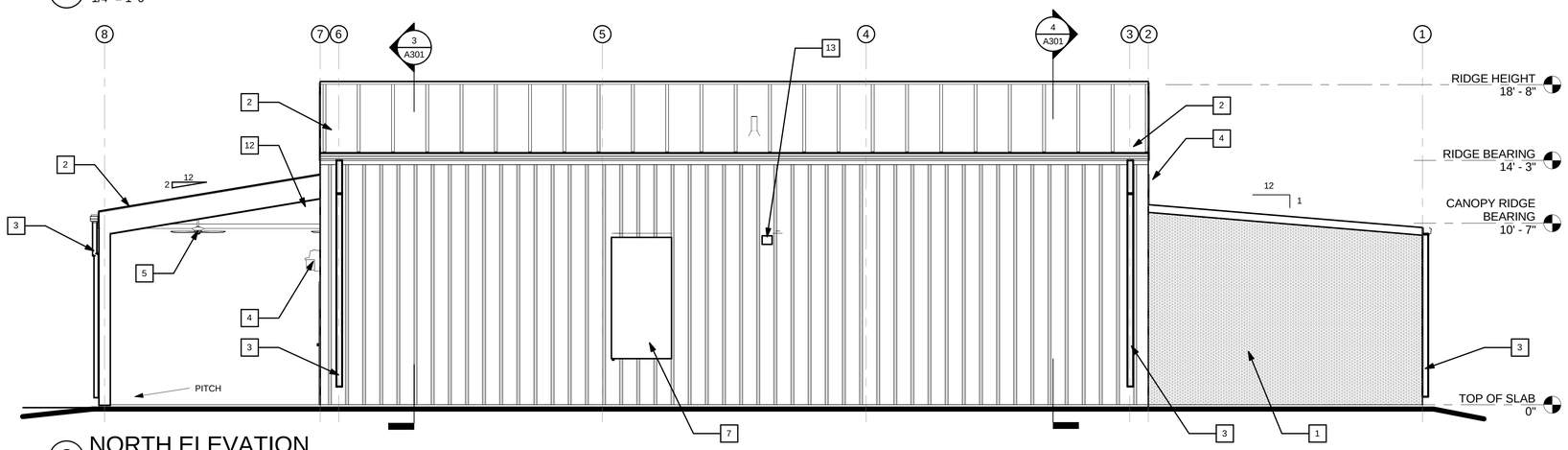
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

ELEVATION KEY NOTES:

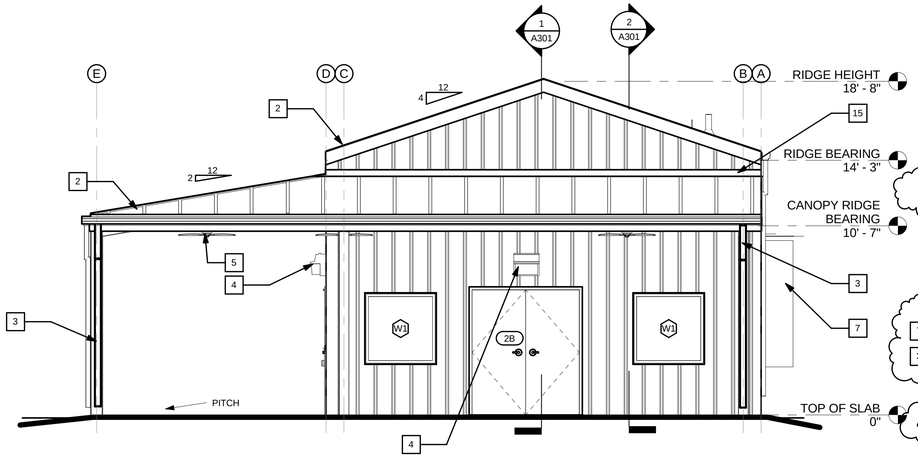
1	EMBOSSED ALUMINUM DIMPLE FINISH PER SUPPLIER OF COOLER PACKAGE
2	STANDING SEAM METAL ROOFING (24 GA)
3	PREFINISHED .032 THICK ALUMINUM DOWNSPOUT TO DISCHARGE ON GRADE
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE
5	EXTERIOR GRADE CEILING FAN
6	CONCRETE BOLLARD
7	WALL MOUNTED A/C UNIT - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
8	6' - 12' ROLL UP DOOR
9	WALK IN COOLER
10	KNOX BOX
11	MALTESE CROSS MOUNTED AT 5'-0" ABOVE FINISHED FLOOR, REFER TO SHEET A002
12	EXPOSED STRUCTURAL CEILING
13	RESTROOM FAN EXHAUST OUTLET
14	METAL SIDING (26 GA)
15	METAL COUNTER FLASHING



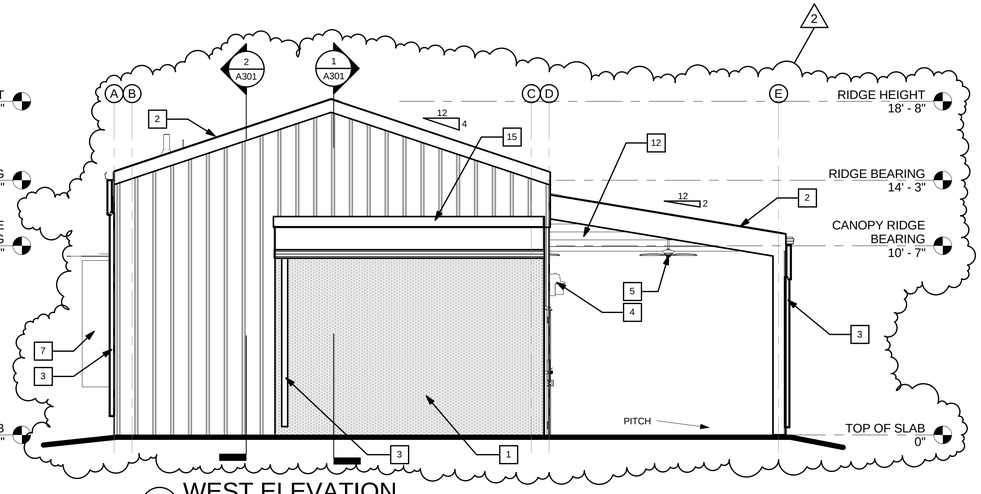
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

6/20/2014 11:37:43 AM

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JOHN A. BAER, AIA

REVISIONS

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Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\lmunoz\Documents\FT606 FARMER'S MARKET CENTRAL_lmunoz.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

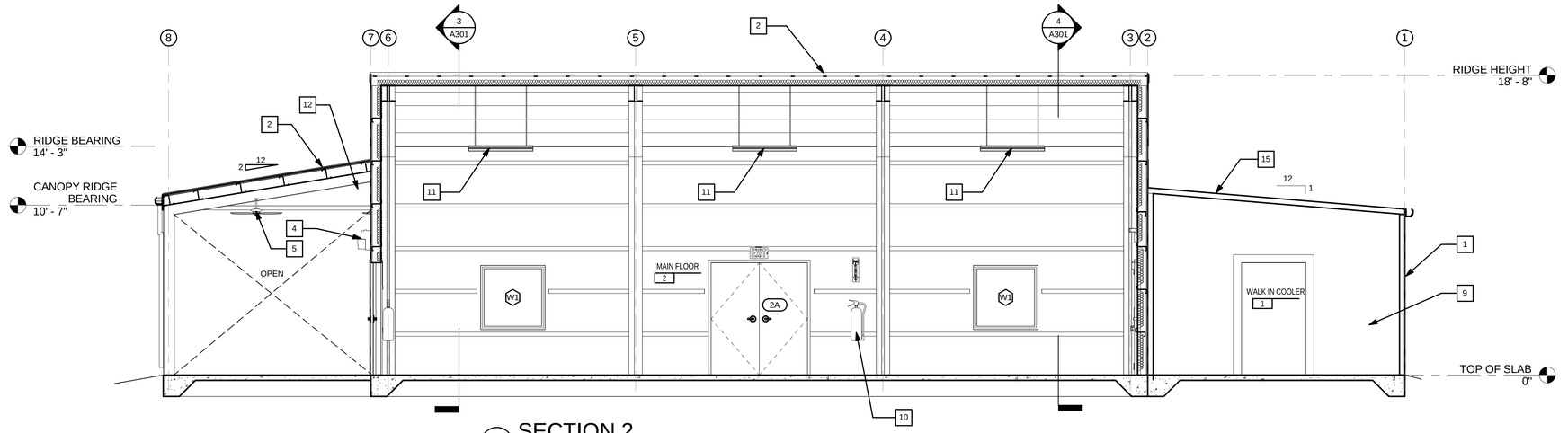
ELEVATIONS

FORT PIERCE STATE FARMERS MARKET
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

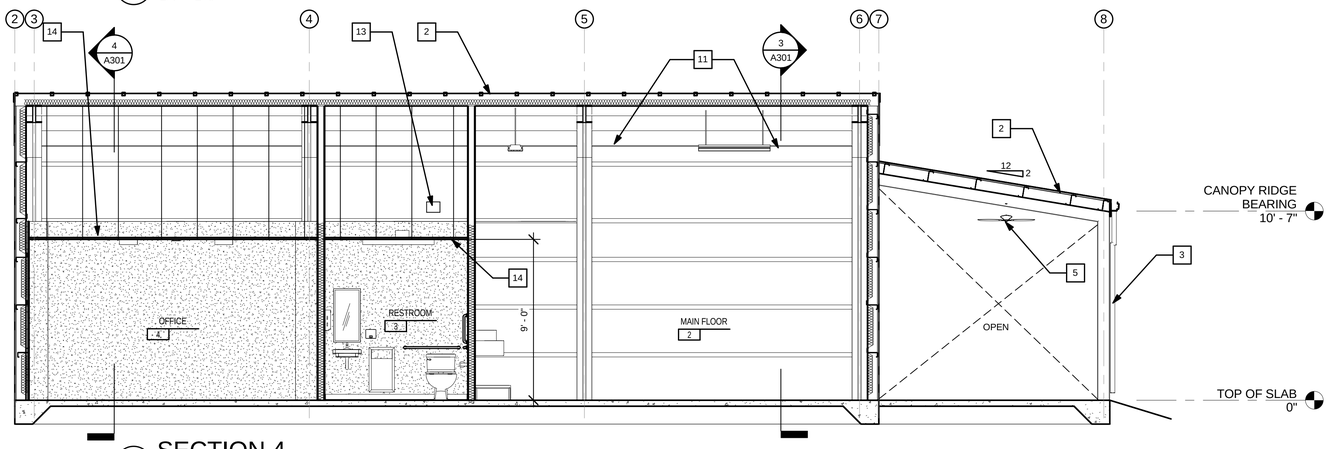
Sheet No.
A201

SECTION KEY NOTES:

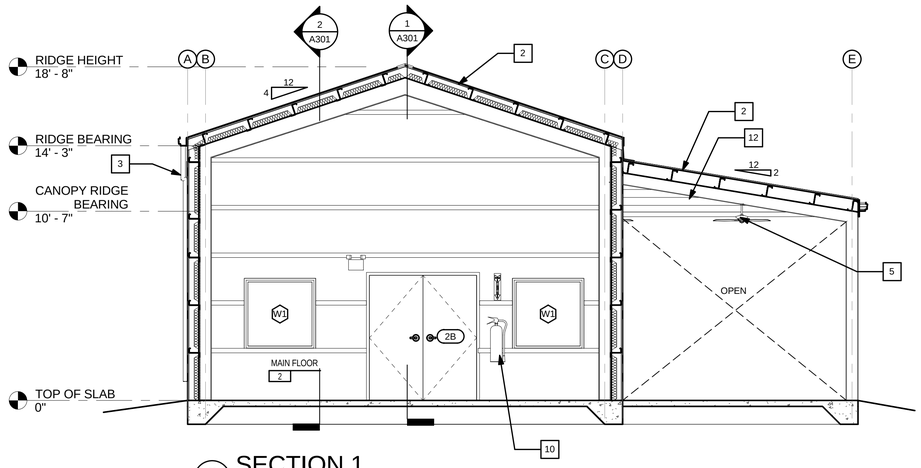
1	EMBOSSED ALUMINUM DIMPLE FINISH PER SUPPLIER OF COOLER PACKAGE
2	STANDING SEAM METAL ROOFING (24 GA)
3	PREFINISHED .032 THICK ALUMINUM DOWNSPOUT TO DISCHARGE ON GRADE
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE
5	EXTERIOR GRADE CEILING FAN
6	CONCRETE BOLLARD
7	WALL MOUNTED A/C UNIT - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
8	6' - 12' ROLL UP DOOR
9	WALK IN COOLER
10	SURFACE MOUNTED FIRE EXTINGUISHER
11	WIRE HUNG FLORESCENT LIGHTING
12	EXPOSED STRUCTURAL CEILING
13	RESTROOM FAN EXHAUST OUTLET
14	SUSPENDED GYPSUM BOARD CEILING
15	ROOF MEMBRANE SUPPLIED BY COOLER MANUFACTURER
16	METAL SIDING (26 GA)
17	METAL COUNTER FLASHING



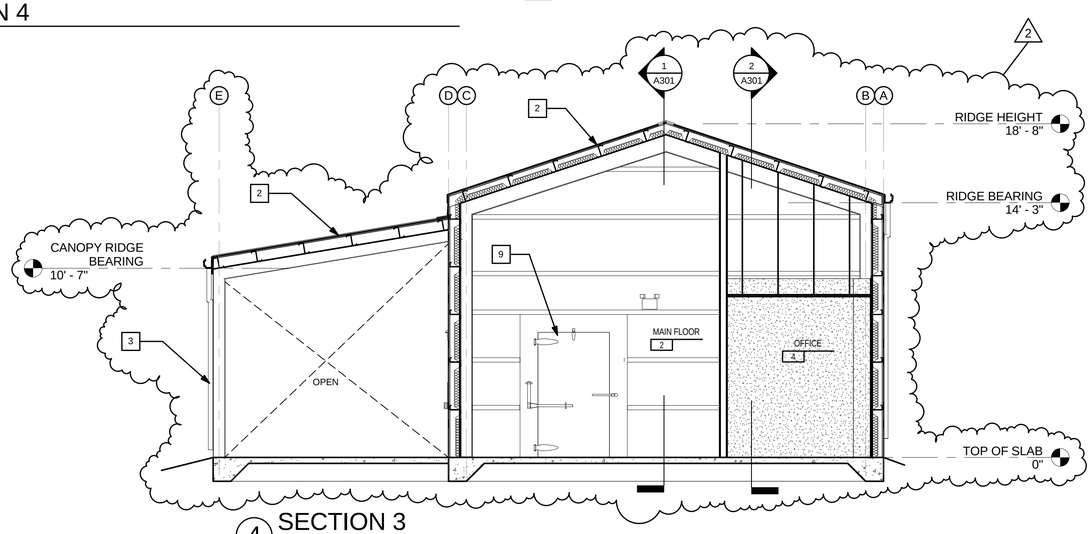
1 SECTION 2
1/4" = 1'-0"



2 SECTION 4
1/4" = 1'-0"



3 SECTION 1
1/4" = 1'-0"



4 SECTION 3
1/4" = 1'-0"

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CERTIFICATION

JOHN A. BAER, AIA

REVISIONS

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2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	F7606
File:	C:\Jobs\Archive\Documents\FARMERS MARKET CENTRAL_Revit.rvt

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Lndscp. Lic. No. LC0000298

SECTIONS

FORT PIERCE STATE FARMERS MARKET

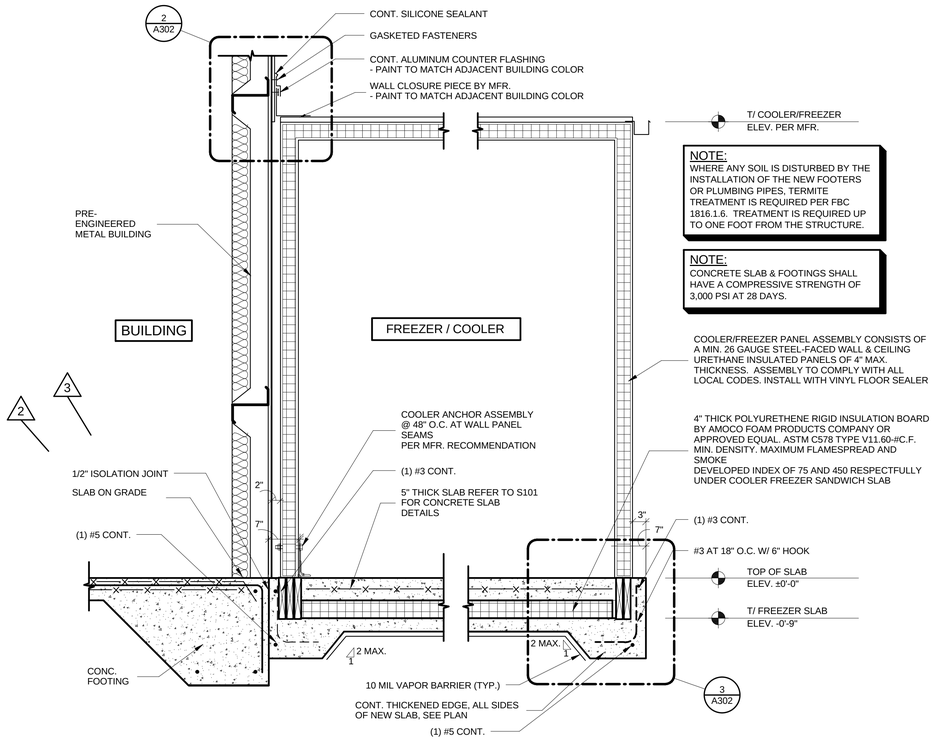
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

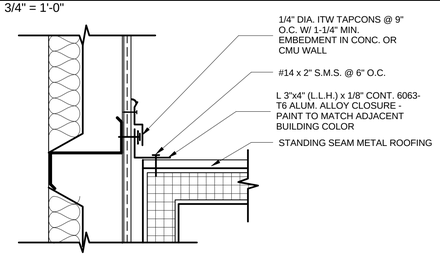
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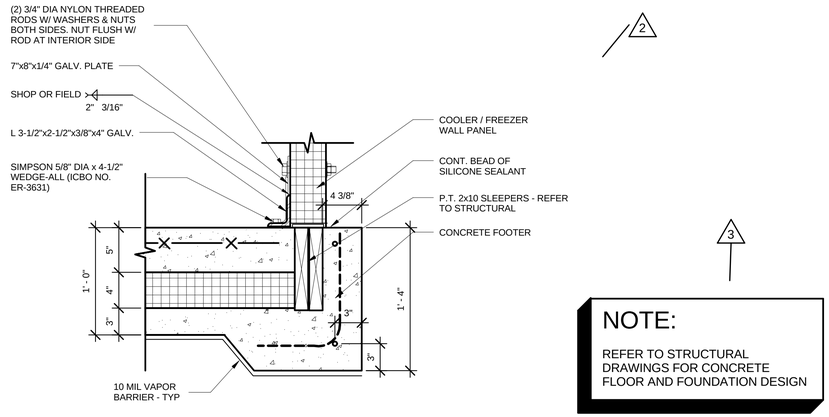
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



1 SECTION THROUGH COOLER
3/4" = 1'-0"



2 UPPER CONNECTION DETAIL
1 1/2" = 1'-0"



3 SLAB CONNECTION DETAIL
1 1/2" = 1'-0"

NOTE:

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FLOOR AND FOUNDATION DESIGN

11/7/2014 11:20:49 AM

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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VICTOR Q. TAN, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB
3	07/10/2014	COOLER / SLAB REVISION	VQT

Designed by:	JAB	Scale:	As indicated
Drawn by:	LDM	Date:	01-22-2014
Checked by:	VT	Job No.:	FT605
Approved by:	JAB	File:	C:\Users\tmartin\Documents\FARMERS MARKET CENTRAL_tmartin.rvt

Plans Prepared By :
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500 West Fulton St.
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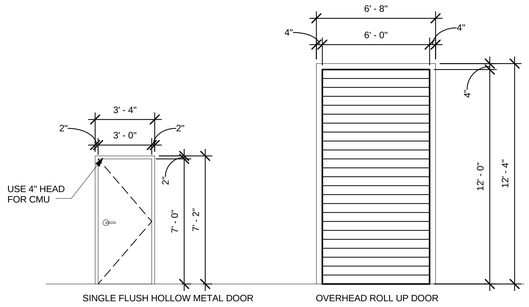
COOLER SECTION AND DETAILS

FORT PIERCE STATE FARMERS MARKET

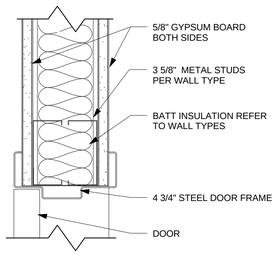
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

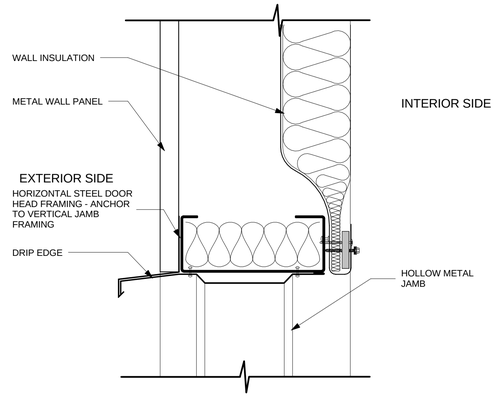
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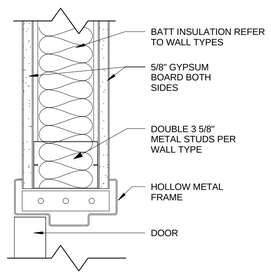
1 DOOR ELEVATIONS
1/4" = 1'-0"



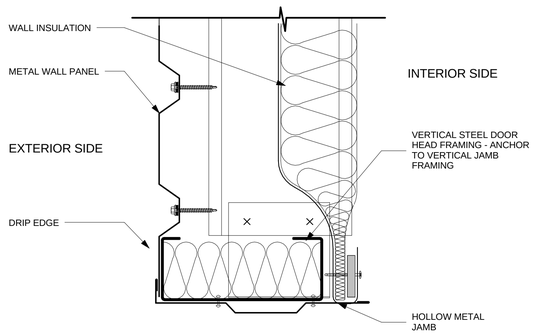
2 HEAD DETAIL
3" = 1'-0"



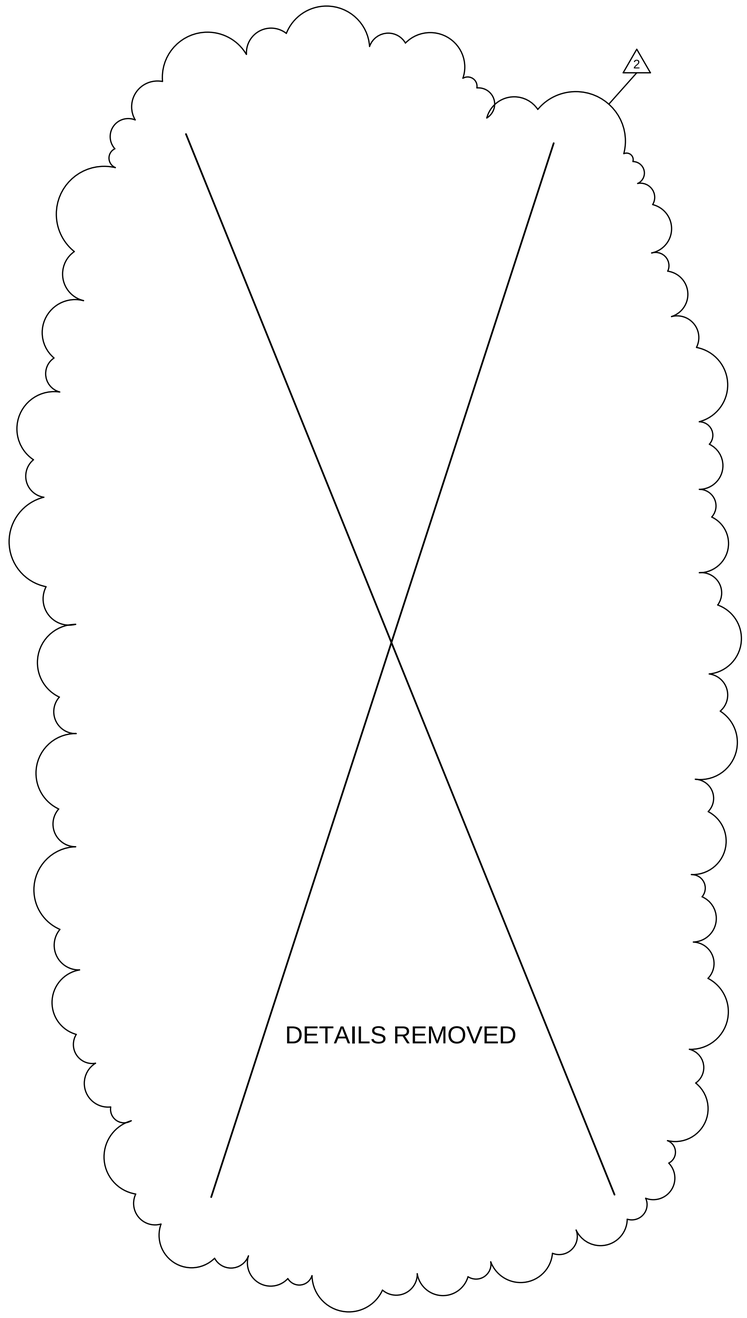
4 EXTERIOR DOOR HEAD DETAIL
3" = 1'-0"



3 JAMB DETAIL
3" = 1'-0"



5 EXTERIOR DOOR JAMB DETAIL
3" = 1'-0"



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CERTIFICATION

JOHN A. BAER, AIA

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2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\mcampbell\Documents\FARMERS MARKET CENTRAL_fteval.rvt

Plans Prepared By :
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500 West Fulton St.
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DOOR DETAILS

FORT PIERCE STATE FARMERS MARKET

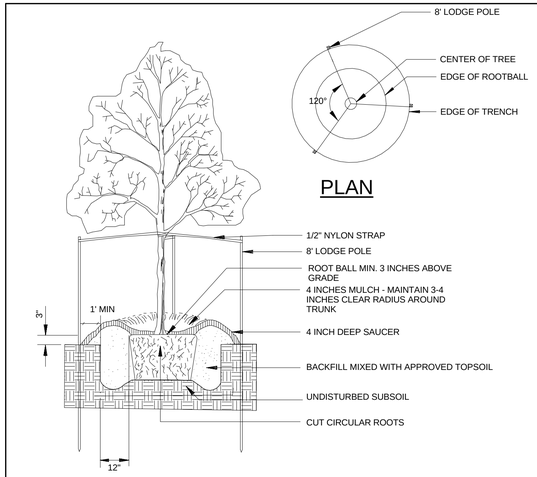
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FORT PIERCE, FLORIDA 34982

Sheet No.

A501

6/20/2014 10:56:01 AM

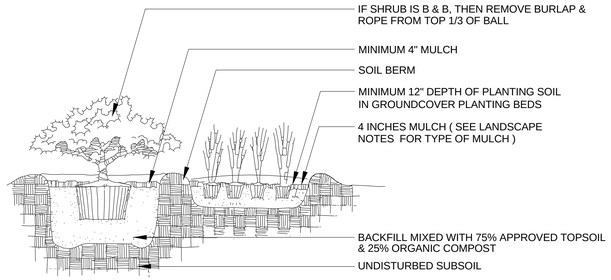
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

CONTAINER TREE PLANTING DETAIL

N.T.S.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	TYPE	QTY
TREES					
LG	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM	15 GAL., 1.5" DBH., 8' MIN. HT., 8' SPRD	CANOPY	4
SHRUBS/GROUNDCOVER					
RI	INDIAN HAWTHORN	RHAPHEOLEPIS INDICA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	SHRUB	27
GRASS					
SOD	BAHIA	ARGENTINE	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

DPI INSPECTION NOTES (REQUIRED)

D.P.I. PALM INSPECTION NOTE :
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.

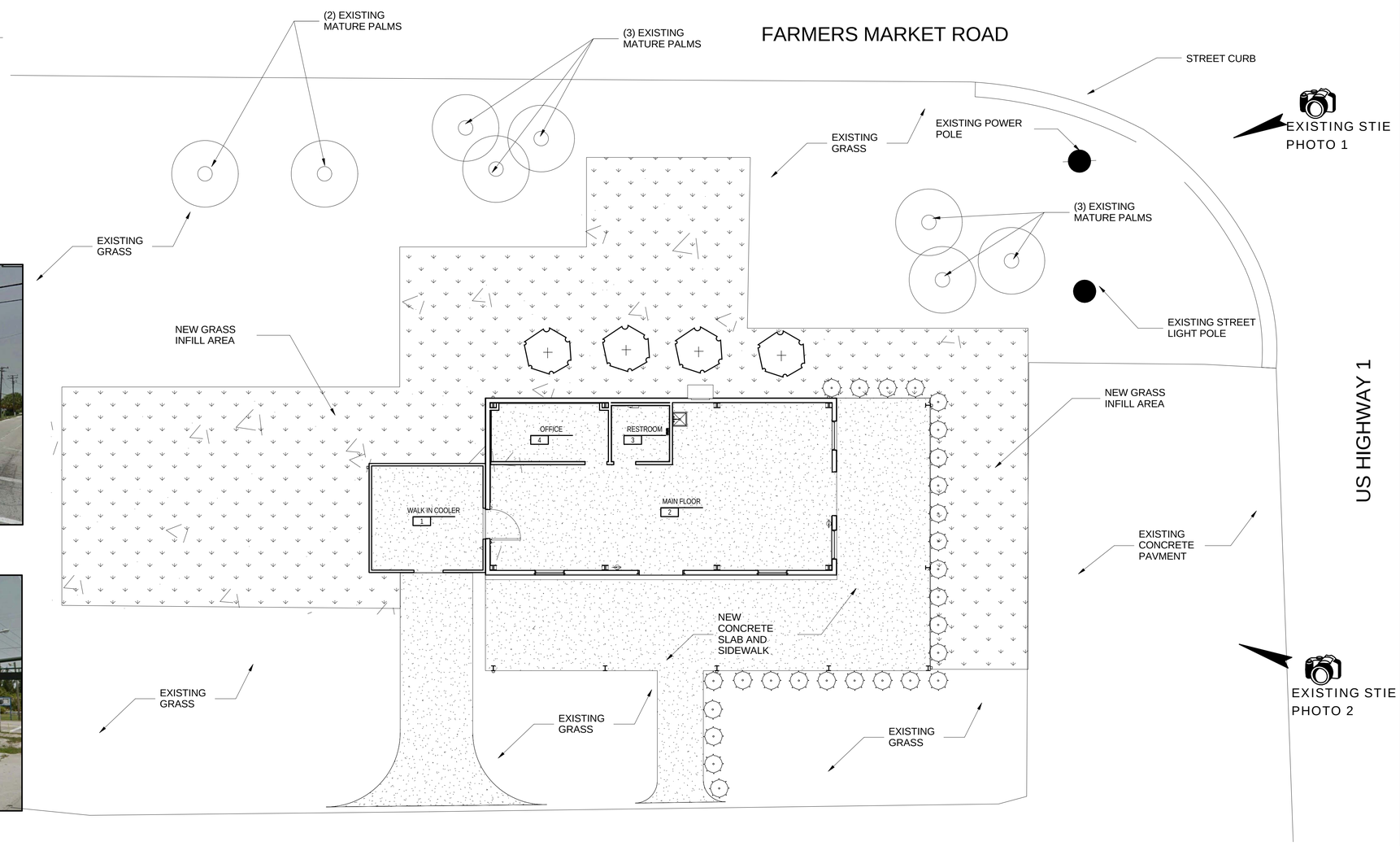
D.P.I. INSPECTION OF ALL PLANT MATERIAL:
ALL TREES, SHRUBS AND SOD WILL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



EXISTING SITE PHOTO 1



EXISTING SITE PHOTO 2



1 LANDSCAPING PLAN

1/8" = 1'-0"

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

12/23/2014 11:00:00 AM

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CERTIFICATION
JOHN A. BAER, AIA

REVISIONS

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Approved by:	JAB
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LANDSCAPE PLAN

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

LS101


Farmers
MARKET


US-1

City Commission Regular Meeting **Agenda Item # 12. d.**

Meeting Date: 02/17/2015

Re: Planning Board Appointments

SUBJECT:

Resolution No. 15-R05 Appointing members to the Planning Board.

SUMMARY:

There are four (4) regular member and one (1) alternate positions to be selected. All four regular members have submitted applications for consideration for reappointment, two other persons have filed for appointment (see attachments). The attendance record for 2014 is attached.

RECOMMENDATION:

Appoint/Reappoint four regular members and one alternate.

ALTERNATIVES:

Take no action

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Not Applicable

Attachments

15-R05

Attendance Record

Mr. George Reappointment application

Mr. Mujica Reappointment application

Mr. O'Connell Reappoint application

Mr.Poitier Reappointment Application

Other Applications Received

Form Review

Form Started By: Linda Cox Started On: 02/04/2015 03:09 PM

Final Approval Date: 02/04/2015

RESOLUTION NO. 15-R05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE CITY PLANNING 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 City Planning Board; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Type	Term Expires
John L. George	regular	February 28, 2017
Charles Hayek	regular	February 28, 2017
Eduardo Mujica	regular	February 28, 2017
Timothy O'Connell	regular	February 28, 2017
Robert Poitier	alternate	February 28, 2017

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 17th day of February, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

Board of Adjustment 2014 Attendance

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Clem Benton, Jr.	x	x	x	P	P	P	x	x	P	x	x	x
James Crist	x	x	x	E	P	P	x	x	E	x	x	x
Joyce Calvert	x	x	x	P	E	P	x	x	P	x	x	x
Bennie Clark	x	x	x	P	E	E	x	x	E	x	x	x
Bret McCain	x	x	x	P	P	P	x	x	P	x	x	x
BJ Beavin	x	x	x	P	P	P	x	x	P	x	x	x
William Nunn	x	x	x	P	E	P	x	x	P	x	x	x

Planning Board 2014 Attendance

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec. 9	Dec. 16
Bob Burdge	P	P	P	P	P	P	P	x	P	P	P	P	P
Eloise Cummings	P	P	P	P	P	P	P	x	P	P	P	E	P
Robert Poitier	E	P	P	P	P	P	P	x	P	P	P	P	P
Steve Weaver	P	P	P	P	P	P	P	x	P	P	P	P	E
John George	P	P	P	P	E	P	E	x	P	P	P	P	P
Phyllis Castro	P	P	P	P	E	E	P	x	P	P	P	Resigned	Resigned
Marcia Baker	P	P	P	P	P	P	E	x	P	P	P	P	P
Kimberly Slep	E	P	Not Reappointed										
Tim O'Connell	P	P	P	P	P	P	P	x	P	P	P	E	E
Brian Paul	P	P	P	P	P	P	P	x	A	P	P	P	P
Erica Ganzi	P	P	E	P	E	P	E	x	P	P	P	P	P
Eduardo Mujica	Appointed 3/14		P	P	P	P	E	x	P	P	P	E	P
Mike Dahan	Appointed 3/14		P	P	P	P	P	x	E	P	P	P	P

P – Present **E – Excused Absence** **A – Absent** **X – No Meeting Held**

Board of Adjustment

Clem Benton, Jr.	
Present	4
Excused Absence	
Absent	
James Crist	
Present	2
Excused Absence	2
Absent	
Joyce Calvert	
Present	3
Excused Absence	1
Absent	
Bennie Clark	
Present	1
Excused Absence	3
Absent	
Bret McCain	
Present	4
Excused Absence	
Absent	
BJ Beavin	
Present	4
Excused Absence	
Absent	
William Nunn	
Present	3
Excused Absence	1
Absent	

Planning Board

Bob Burdge	
Present	12
Excused Absence	
Absent	
Eloise Cummings	
Present	11
Excused Absence	1
Absent	
Robert Poitier	
Present	11
Excused Absence	1
Absent	
Steve Weaver	
Present	11
Excused Absence	1
Absent	
John George	
Present	10
Excused Absence	2
Absent	
Phyllis Castro	
Present	8
Excused Absence	2
Absent	
Marcia Baker	
Present	11
Excused Absence	1
Absent	
Kim Slep	
Present	1
Excused Absence	1
Absent	
Tim O'Connell	
Present	10
Excused Absence	2
Absent	
Brain Paul	
Present	11
Excused Absence	
Absent	1
Erica Ganzi	
Present	9
Excused Absence	3
Absent	
Eduardo Mujica	
Present	8
Excused Absence	2
Absent	
Mike Dahan	
Present	9
Excused Absence	1
Absent	

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Planning Board

Name: John L. George	Home Phone: (772)834-7001
Home Address: 707 N. 8th Street; Ft. Pierce, FL 34950	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Business Owner	
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? If any Construction come up for bid; I may or may not bid.	
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: Describe your education, background, training and knowledge in the above area(s): B.S. Degree in Engineering MBA	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Date: 1/13/2015	Referred by: Comm. Rufus Alexander

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Planning Board

Name:	Eduardo Mujica	Home Phone:	(772)318-7612
Home Address:	323 Hernando St, Fort Pioerce, FL 34949		

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Architect

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?

As a professional, doing Architecture

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:
Describe your education, background, training and knowledge in the above area(s):

Bachelor degree in Architecture. Twenty years of ecperience in the construction field. Registered Architect.

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify:

Planning Board

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:	1/9/15	Referred by:	Glynda Cavalcanti

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Planning Board

Name: Timothy J OConnell	Home Phone: 772 924 2911
Home Address: 420 N 2nd ST	

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Realtor

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:
OC Realty - Realestate sales

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:
OC Realty 420 N 2nd ST

Do you have special training or knowledge in the area of:
Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
I own a Realestate Business with my wife

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify:
Planning Board

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: 9 Jan 2015	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Planning Board

Name: Robert H Poitier	Home Phone: 772-332-6263
Home Address: 306 N 22 Nd St Ft Pierce, Fl 34950	
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: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Date: 1/12/18	Referred by: Duke Nelson

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

Recd 12/9/14

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: Planning Board

Name: Kristina Gibbons	Phone: 772-370-5140
Home Address: 4315 Thousand Pines Dr.	
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Business Owner - Varsity Sport Shop	
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: 211 Orange Ave and we offer awards, sporting goods, embroidery and t-shirts	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? We do some engraving for the city on name plates.	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Same as above - Varsity Sport Shop: 211 Orange Ave	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Worked in construction on the administrative side for 13 years - Atlantic Building Materials and Allied Building Products	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Karen Emerson	Email Address: varsitysportshop@gmail.com
Date: 12/9/2014	Applicant's Signature

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

RECEIVED
CITY CLERK
NOV 20 2014
FT. PIERCE, FL
TIME

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Planning Board

Name: CHARLES HAYEK	Home Phone:
Home Address: 1701 GULFSTREAM AVE #711 FORT PIERCE	
Are you a citizen of the United States?	☒ Yes ☐ No
Occupation: GENERAL CONTRACTOR	
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: HAYEK CONSTRUCTION 1701 GULFSTREAM AVE #711 FORT PIERCE, FL 34949	
Do you have special training or knowledge in the area of:	
Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No	
Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:	
Describe your education, background, training and knowledge in the above area(s): LICENSED GENERAL CONTRACTOR LICENSED REAL ESTATE SALESMAN MASTERS DEGREE IN REALESTATE MSM	
Are you currently a member of a Commission-appointed board/committee?	☒ Yes ☐ No
If yes, please specify: HISTORICAL BOARD	
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: 11-19-14	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 12. e.**

Meeting Date: 02/17/2015

Re: Board of Adjustment Appointment

SUBJECT:

Resolution 15-R06 appointment members to the Board of Adjustment.

SUMMARY:

There is one (1) regular positions to be selected. The seat up for reappointment, Mr. Bennie Clark, has indicated he would like to be reappointed and has completed his application. No other applications were received for this Board. The attendance record for 2014 is attached.

RECOMMENDATION:

Appoint/Reappoint one regular member

ALTERNATIVES:

Take no action

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Not Applicable

Attachments

15-R06

Attendance Record

Mr. Clark Reappointment application

Form Review

Form Started By: Linda Cox Started On: 02/04/2015 03:09 PM

Final Approval Date: 02/04/2015

RESOLUTION NO. 15-R06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT**; 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 Board of Adjustment; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Type	Term Expires
Bennie Clark	regular	February 28, 2018

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 17th day of February, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

Board of Adjustment 2014 Attendance

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Clem Benton, Jr.	x	x	x	P	P	P	x	x	P	x	x	x
James Crist	x	x	x	E	P	P	x	x	E	x	x	x
Joyce Calvert	x	x	x	P	E	P	x	x	P	x	x	x
Bennie Clark	x	x	x	P	E	E	x	x	E	x	x	x
Bret McCain	x	x	x	P	P	P	x	x	P	x	x	x
BJ Beavin	x	x	x	P	P	P	x	x	P	x	x	x
William Nunn	x	x	x	P	E	P	x	x	P	x	x	x

Planning Board 2014 Attendance

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec. 9	Dec. 16
Bob Burdge	P	P	P	P	P	P	P	x	P	P	P	P	P
Eloise Cummings	P	P	P	P	P	P	P	x	P	P	P	E	P
Robert Poitier	E	P	P	P	P	P	P	x	P	P	P	P	P
Steve Weaver	P	P	P	P	P	P	P	x	P	P	P	P	E
John George	P	P	P	P	E	P	E	x	P	P	P	P	P
Phyllis Castro	P	P	P	P	E	E	P	x	P	P	P	Resigned	Resigned
Marcia Baker	P	P	P	P	P	P	E	x	P	P	P	P	P
Kimberly Slep	E	P	Not Reappointed										
Tim O'Connell	P	P	P	P	P	P	P	x	P	P	P	E	E
Brian Paul	P	P	P	P	P	P	P	x	A	P	P	P	P
Erica Ganzi	P	P	E	P	E	P	E	x	P	P	P	P	P
Eduardo Mujica	Appointed 3/14		P	P	P	P	E	x	P	P	P	E	P
Mike Dahan	Appointed 3/14		P	P	P	P	P	x	E	P	P	P	P

P – Present **E – Excused Absence** **A – Absent** **X – No Meeting Held**

Board of Adjustment

Clem Benton, Jr.	
Present	4
Excused Absence	
Absent	
James Crist	
Present	2
Excused Absence	2
Absent	
Joyce Calvert	
Present	3
Excused Absence	1
Absent	
Bennie Clark	
Present	1
Excused Absence	3
Absent	
Bret McCain	
Present	4
Excused Absence	
Absent	
BJ Beavin	
Present	4
Excused Absence	
Absent	
William Nunn	
Present	3
Excused Absence	1
Absent	

Planning Board

Bob Burdge	
Present	12
Excused Absence	
Absent	
Eloise Cummings	
Present	11
Excused Absence	1
Absent	
Robert Poitier	
Present	11
Excused Absence	1
Absent	
Steve Weaver	
Present	11
Excused Absence	1
Absent	
John George	
Present	10
Excused Absence	2
Absent	
Phyllis Castro	
Present	8
Excused Absence	2
Absent	
Marcia Baker	
Present	11
Excused Absence	1
Absent	
Kim Slep	
Present	1
Excused Absence	1
Absent	
Tim O'Connell	
Present	10
Excused Absence	2
Absent	
Brain Paul	
Present	11
Excused Absence	
Absent	1
Erica Ganzi	
Present	9
Excused Absence	3
Absent	
Eduardo Mujica	
Present	8
Excused Absence	2
Absent	
Mike Dahan	
Present	9
Excused Absence	1
Absent	

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item ~~Planning~~ Board of Adjustment

Name: Bennie Clark	Home Phone: 772-4645874
Home Address: 1812 Ave M Fort Pierce, Fl	
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: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: Board of Adjustment	
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: 1/13/15	Referred by: Havert Fenn

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 12. f.**

Meeting Date: 02/17/2015

Re: Code Enforcement Board Appointments

SUBJECT:

Resolution 15-R07 appointment members to the Code Enforcement Board.

SUMMARY:

Submittal of two applications for reappointment and one application for appointment for consideration. There are two regular member position available for appointment.

RECOMMENDATION:

Staff recommends re-appointing Ms. Geraldine Murphy and Mr. Roderick Waller to the Code Enforcement Board.

ALTERNATIVES:

Appoint Mr. Roger Couture to one of the available positions.

RESPONSIBLE STAFF:

Margaret M. (Peggy) Arraiz, Code Compliance Manager

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

None - All Code Board Members have elected to not receive a stipend from the City.

Attachments

15-R07

Murphy Reappointment application

Waller Reaapointment application

Couture Appointment application

CEB 2014 Attendance Record

Form Review

Form Started By: Linda Cox Started On: 02/04/2015 03:09 PM
Final Approval Date: 02/04/2015

RESOLUTION NO. 15-R07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE CODE ENFORCEMENT 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 Code Enforcement Board; said terms to commence upon adoption of this resolution and to expire as provided below, or when a successor has been duly appointed.

Name	Position	Term Expires
Geraldine Murphy	Regular	February 28, 2018
Roderick Waller	Regular	February 28, 2018

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 17th day of February, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Code Enforcement Board

Name:	Geraldine Murphy	Home Phone:	978-886-1676
Home Address:	2905 Serenity Circle South, Fort Pierce, FL 34981		

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:
Describe your education, background, training and knowledge in the above area(s):

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Date:	11/28/14	Referred by:	Currently serve on the Code Enforcement Board

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Code Enforcement Board

Name: Roderick Waller	Home Phone: 772-201-2850
Home Address: 617 Ixoria Ave, Unit 4 Fort Pierce FL 34982	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Professor of Computer Science	
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: Sunrise City CHDO 800 Virginia Suite 61 Fort Pierce FL 34982	
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: Indian River State College 3209 Virginia Ave Fort Pierce FL 34981	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): BS in Business Master Degree in Computer Information Technology	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Date: 1/23/15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

ECEIVED
NOV 24 2014
CODE ENFORCEMENT
CITY OF FT. PIERCE

RECEIVED
NOV 24 2014
CITY CLERK'S OFFICE

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

Page 1 of 2 11/24

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Code Enforcement Board

Name: Roger A. Couture	Phone: 772 359 8140
Home Address: 604 S. 15TH CT., FT. PIERCE, FL. 34950	
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:
Describe your education, background, training and knowledge in the above area(s):
Graduate of Laconia High School Laconia N.H. Trained in electronics throgh Army Service Schools, Served 6 years in Army National Guard, Worked at IBM 30 years as an Engineer,
Worked as a Security Officer for GuardsmarK LLC frm 2009 until 2014. Ordained Minister with Marantha Miisteriei Ministry International (MMFI.Org . During IBM employ I worked with Contractors and various Engineers

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Newspaper	Email Address: racouture@gmail.com
Date: 11-19-2014	Applicant's Signature Roger A Couture

Roger A. Couture

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

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2009	TERM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Joanne Albarelli	2/12	X	X	X	X	X	SUMMER BREAK	SUMMER BREAK	CANCELLED			WINTER BREAK
John George	2/11	X	X	X	X	X						
Delores Hines	2/12	X	X	X	X							
Tom Knott	2/10	X	X	X	X	X						
Misty Minton	2/10	X	X	X								
Donald Scott	2/11	X		X	X	X						
Robert Hain	2/11	X	X	X	X	X						
Harold "Buzz" Smyth (ALT.)	2/12				X	X						

Dec	WINTER BREAK

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2010	TERM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Joanne Albarelli	2/12	X	X	X	X	X	SUMMER BREAK	X	NO MEETING	-	NO MEETING	
John George	2/11	X	-	X	X	X		X		X		
Delores Hines	2/12	X	X	X	X	X		X		X		
Tom Knott	2/10	X	X	X	X	X		X		X		
Misty Minton	2/10	X	-	X	X	-		-		X		
Donald Scott	2/11	X	X	-	X	X		X		X		
	2/11	X	X	X	X	X		X		-		
Harold "Buzz" Smyth (ALT.)	2/12		X	X		X		X		X		

Forfeiting payment

Dec	WINTER BREAK

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2014	TERM	1/8	Feb	3/12	Apr	5/14	Jun	7/9	Aug	9/10	Oct	11/12	Dec
Misty Minton, Chair	2/13	X		X		X		CANCELLED		X		X	
John George Vice Chair	2/14	X		X		AB		CANCELLED		X		X	
Donald Scott	**2/14**	**AB**		**RES.**		**RES**		**RES**		**RES**		**RES**	
~~**Michael Monti**~~	**2/14**	X		X		X		**RES**		**RES**		**RES**	
Geraldine Murphy	2/15	X		X		AB		CANCELLED		X		X	
Terry Wolters	4/16	X		X		X		CANCELLED		X		X	
Roderick Waller	2/15	X		AB		X		CANCELLED		AB		X	
Bernetti, Al	1/14			X		X		CANCELLED		X		X	
Amyx, Lara	4/14							CANCELLED		X		X	
Porter, Leon	7/14							CANCELLED		X		X	

Donald Scott resigned in March 2014
Michael Monti resigned July 2014

AB ABSENT
X PRESENT
RES - Resigned

City Commission Regular Meeting **Agenda Item # 12. g.**

Meeting Date: 02/17/2015

Re: Board of Examiners of Contractors Appointments

Submitted For: Marc Meyers, Building Official, Building

SUBJECT:

Submittal of applications for appointment to the Board of Examiners of Contractors.

SUMMARY:

Submittal of three applications for reappointment and two applications for consideration of vacant seat.

RECOMMENDATION:

Staff recommends re-appointing John Langel, Greg Oldakowski and Reed Sudderth to the Board of Examiners of Contractors.

ALTERNATIVES:

Appoint a new applicant to the open position of Consumer Representative.

RESPONSIBLE STAFF:

Marc Meyers, Building Official

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N: y

Fiscal Year: 2015

Account:

Amount:

OTHER INFORMATION:

A small stipend is included in the fiscal year 2015 budget.

Attachments

Staff Memo

Memo from City Clerk

Attendance Record

J. Langel Reappointment application

G. Oldakowski Reappointment application

R. Sudderth Reappointment application

Other Applications

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 09:53 AM

Form Started By: Tami Ryan
Started On: 02/02/2015 03:43 PM
Final Approval Date: 02/11/2015

From the Desk of
Marc Meyers, CBO, CFM
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com

TO: The Honorable Mayor and City Commission

THRU: Robert J. Bradshaw, City Manager

RE: Board of Examiners of Contractors

DATE: February 3, 2015

Three (3) regular member terms are expiring on the Board of Examiners of Contractors and there is one Consumer Representative position to be filled.

All three regular members have expressed an interest in being reappointed. Please find enclosed applications from Reed Sudderth, Greg Oldakowski and John Langel for reappointment to the Board of Examiners of Contractors.

Additionally, Ralph Fogg and Holly Theuns have filled out applications for consideration.

Please select three (3) regular members and one (1) Consumer Representative so that the City Clerk may bring back a resolution for the February 17, 2015 meeting.

Interoffice Memorandum
City Clerk's Office

TO: Marc Meyers, Building Official

FROM: Linda W. Cox, City Clerk LWC

SUBJECT: Board of Examiners of Contractors

DATE: October 22, 2014

Below is a current list of members of the above referenced board. Members in RED have terms expiring in February, 2015. I will be issuing a general press release seeking applications for all Boards and Committees; as applications are received, I will forward them to you. If any corrections are necessary, please advise.

I recommend that you plan to place appointment/reappointment applications on a January Agenda so that we can have the appointments complete before the terms expire.

MEMBERS	Represents	Resolution No.	DISTRICT	APPOINTED	EXPIRES
VACANT (Conlon resigned 7/8/	Consumer Representative		1	2/3/2003	2/28/2015
Greg Oldakowski	General Contractor	14-R09	PSL	2/3/2014	2/3/2015
James Matula	Electrical Contractor	13.04	SLC	11/5/2001	2/28/2017
John V. Langel	A/C Contractor		C	2/3/2003	2/28/2015
Kenneth Waters	Consumer Representative	14-R07	PSL	4/7/2008	2/3/2018
Marc Meyers	Building Official		PSL		Ex Officio
Marvin Grimsley	Consumer Representative	13.04	1	3/3/2003	2/28/2017
Reed Sudderth	Plumbing Contractor		SLC	9/20/2004	2/28/2015
Robert Scott Bruhn	Swimming Pool Contractor	13.04	2	2/22/2005	2/28/2017

Board Notes: Sec. 5-19; Four-Year Terms; Two-Year Residence in County (except Director Ex-Officio); Ten Members. Dir of Bldg & Community Response (Res. 07-01 - Building Official) and six licensed by State from any of these fields: Architect; Engineer; Swimming Pool, Roofing, or other Specialty Contractor; General, Residential, or Building Contractor; Electrical Contractor; Plumbing Contractor; or Mechanical or Air Conditioning Contractor. Section 489.131 - Three Consumer Representatives, resident of local jurisdiction. May not be or ever have been member or practitioner of a profession regulated by board. Compensation - $20.00 per meeting attended payable quarterly.

BOARD OF CONTRACTORS

MEETING ATTENDANCE - 2014

Meeting Dates:	1/14/2014	2/11/2014	3/11/2014	4/8/2014	5/13/2014	6/10/2014	7/8/2014	8/12/2014
Don Bergman	P	P	EA	P	P	NM	P	P
Scott Bruhn	P	P	P	P	P	NM	EA	P
Ned Conlon	P	P	P	P	P	NM	EA	RETIRED
Marvin Grimsley	EA	P	P	P	P	NM	P	EA
John Langel	P	P	EA	P	P	NM	EA	P
James Matula	P	P	P	P	P	NM	P	P
Greg Oldakowski	P	P	P	EA	EA	NM	P	EA
Reed Sudderth	P	EA	P	P	P	NM	EA	P
Ken Waters	P	EA	P	P	P	NM	P	P
Marc Meyers	P	EA	EA	P	P	NM	P	P

* P - PRESENT
* EA - EXCUSED ABSENCE
* A - ABSENT
* NM - NO MEETING

9/9/2014	10/14/2014	11/13/2014	12/9/2014
NM	EA	P	P
NM	P	P	P
NM	EA	P	P
NM	P	EA	P
NM	P	P	EA
NM	EA	EA	P
NM	P	P	EA
NM	P	P	P
NM	P	P	P

2/28/15

COPY

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: Board of Examiners of Contractors

Name: John V. Langel	Home Phone: 772-370-0357
Home Address: 2511 N. Indian River Dr.	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: A/C Contractor	
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? A/C Contracting	
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: Describe your education, background, training and knowledge in the above area(s): A/C Contracting	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No If yes, please specify: Construction Board of Adjustments + Appeals	
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: 2/13/15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

2/2/15

COPY

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: Board of Examiners of Contractors

Name: Greg Oldakowski	Home Phone: 772-528-8582
Home Address: 5697 NW CROTON AVE. PSL 34986	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: GEN. CONTRACTOR	
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? SERVE AS CONSULTANT TO COMM. SVCS AND THE CRA DEPT. FOR CITY OF FT. PIERCE CONSTRUCT BOTH RESIDENTIAL / COMMERCIAL PROJECTS	
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: Describe your education, background, training and knowledge in the above area(s): STATE CERTIFIED GEN. CONTRACTOR. BUSINESS MGMT DEGREE	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: FOR CITY OF FT. PIERCE & CITY OF PORT ST. LUCIE	
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: 1-13-15	Referred by: MARC MYERS

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

2/22/15

COPY

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: Board of Examiners of Contractors

Name: Reed Sudderth	Home Phone: 772-466-0411
Home Address: 4240 Mc Carty Rd Ft Pierce Fla 34982	
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation: Plumber	
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: P.O Box 12755 Ft Pierce Fla. 34979	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? Service	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: CRS Plumbing LLC P.O. Box 12755 Ft Pierce Fla 34979	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): welding / Plumbing / Pipe Fitting	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Board of Examiners of Contractors	
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: 1/21/15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

emailed Marc 8/12/14

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Contractor Lic. Board.

Name: Brenda Paulin Williams	Home Phone: 772 940 6548
Home Address: 1216 York Ave Ft. Pierce FL. 34982	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
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: Life & Business Coach Consultant	
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: Business Development Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify: N/A	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of: N/A	
Date: 8/1/14	Referred by: Self: Ran Contractor's Lic. Board/Appeals in the Past

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

emailed Marc 2/4/14

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

Citizen @ Large

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Contractor Lic. Board

Name: Donald B. Green	Home Phone: 772-418-5739
Home Address: 1305 W. 1st Street Fort Pierce, Fl. 34982	
Are you a citizen of the United States?	☒ Yes ☐ No
Occupation: Electrical Contractor	
Do you own a business that operates within the City of Fort Pierce? If yes, list the address and nature of said business:	☐ Yes ☒ No
Do you now or in the future plan to do business with the City of Fort Pierce? If yes, in what capacity?	☐ Yes ☒ No
Are you employed by a business that is located within the City of Fort Pierce? If yes, state the business and location:	☐ Yes ☒ No
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Electrical Contractor	
Are you currently a member of a Commission-appointed board/committee? If yes, please specify:	☐ Yes ☒ No
Have you ever been convicted of a crime? If yes, what was the nature of the crime(s) you were convicted of:	☐ Yes ☒ No
Date: 08-01-2014	Referred by: Ken Waters

Please return form to: City Clerk's Office -- 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

To City Clerk 1/12/15

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Choose an item Board of Examiners & Contractors

Name: RALPH. TOGG	Home Phone: 772-201-3312
Home Address: 5407 CITRUS Ave FT. Pierce	
Are you a citizen of the United States?	☒ Yes ☐ No
Occupation: SELF-Employed	
Do you own a business that operates within the City of Fort Pierce? If yes, list the address and nature of said business: 3801-S. US# 1	☒ Yes ☐ No
Do you now or in the future plan to do business with the City of Fort Pierce? If yes, in what capacity? UTILITIES - ONLY.	☐ Yes ☒ No
Are you employed by a business that is located within the City of Fort Pierce? If yes, state the business and location: RALPH'S PLACE	☒ Yes ☐ No
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): COUNTY CODE BOARD. CHAIR.	
Are you currently a member of a Commission-appointed board/committee? If yes, please specify:	☐ Yes ☒ No
Have you ever been convicted of a crime? If yes, what was the nature of the crime(s) you were convicted of:	☐ Yes ☒ No
Date: 10/20/14	Referred by: TOM WATERS

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

Hi: Tam. Ryan 772-467-3849

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

RECEIVED JAN 12 2015 Building Department

Sent to City Clerk 1/12/15

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Board of Examiners of Contractors

Name: Holly Theuns	Home Phone: 772-801-9509
Home Address: 2400 S Ocean Dr, Apt 4224, Fort Pierce, FL 34949	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Executive Director Art Mundo	
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: Holly Theuns Accessories. I sell art that I create and quilts my mother makes.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? I apply for an annual business permit and am renovating a home in Edgartown which will involve building permits.	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: Art Mundo, 111 Orange Ave, Fort Pierce, FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge in the above area(s): I am apply for a board opening for a citizen-at-large. I am qualified for that.	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: I am an alternate on the City's Historic Preservation Board	
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: 1/11/15	Referred by: Marc Meyers

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 12. h.**

Meeting Date: 02/17/2015

Re: Construction Board of Adjustments and Appeals

Submitted For: Marc Meyers, Building Official, Building

SUBJECT:

Submittal of applications for reappointment to the Construction Board of Adjustments and Appeals.

SUMMARY:

There are four (4) regular member applications for reappointment. All four have expressed interest for consideration for reappointment to the board. The 2014 attendance record is attached.

RECOMMENDATION:

Reappoint four regular members.

ALTERNATIVES:

Take no action.

RESPONSIBLE STAFF:

Marc Meyers, Building Official

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015

Account:

Amount:

OTHER INFORMATION:

Members receive a small stipend that is in the fiscal year budget.

Attachments

Staff memo

Memo from City Clerk

Attendance Record

Mr. Bruhn reappointment application

Mr. Grimsley reappointment application

J. Langel reappointment application

R. Sudderth reappointment application

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 09:54 AM

Form Started By: Tami Ryan Started On: 02/03/2015 03:08 PM

Final Approval Date: 02/11/2015

From the Desk of
Marc Meyers, CBO, CFM
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com

TO: The Honorable Mayor and Commission

THRU: Robert J. Bradshaw, City Manager

RE: Construction Board of Adjustments and Appeals

DATE: February 3, 2015

Four (4) regular members' terms are expiring on the Construction Board of Adjustments and Appeals.

All four regular members have expressed an interest in being reappointed. Please find enclosed applications from Robert Scott Bruhn, Marvin Grimsley, Reed Sudderth and John Langel for reappointment to the Construction Board of Adjustments and Appeals.

Please select all four (4) regular members so that the City clerk may bring back a resolution for the February 17, 2015. Meeting.

Interoffice Memorandum
City Clerk's Office

TO: Marc Meyers, Building Official

FROM: Linda W. Cox, City Clerk

SUBJECT: Construction Board of Adjustments and Appeals Appointments

DATE: October 22, 2014

Below is a current list of members of the above referenced board. Members in RED have terms expiring in February, 2015. I will be issuing a general press release seeking applications for all Boards and Committees; as applications are received, I will forward them to you. If any corrections are necessary, please advise.

I recommend that you plan to place appointment/reappointment applications on a January Agenda so that we can have the appointments complete before the terms expire.

MEMBERS	Represents	Resolution No.	DISTRICT	APPOINTED	EXPIRES
Charles Hayek	General Contractor - Alternate	13-09	2	3/18/2013	2/28/2017
VACANT (Chuck Enns deceased	Building Contractor	12.12	2	11/4/2002	2/29/2016
Don Bergman	Architect	12.12	2	3/4/1996	2/29/2016
Greg Oldakowski	General Contractor	13.09	PSL	12/19/2011	2/28/2017
James Matula	Electrical Contractor	14-R08	SLC	11/4/2002	2/3/2018
John Langel	Mechanical Contractor		C	4/4/2005	2/28/2015
Ken Waters	Mechanical Contractor	14-R08	C	11/4/2002	2/3/2018
Marvin Grimsley	General Public		1	3/3/2003	2/28/2015
Reed Sudderth	Plumbing Contractor		SLC	12/4/2000	2/28/2015
Robert Scott Bruhn	Residential Contractor		2	4/21/2008	2/28/2015

Board Notes: Sec. 5-1.140; Four-Year Terms; Seven to Nine Members: 2 Division I Contractors, 1 Electrical Contractor, 1 Mechanical Contractor, 1 Plumbing Contractor; 1 Architect; 1 Engineer; and 2 Members of General Public

CONSTRUCTION BOARD OF ADJUSTMENTS A

MEETING ATTENDANCE - 2014

Meeting Dates:	1/28/2014	2/25/2014	3/25/2014	4/29/2014	5/27/2014	6/24/2014	7/29/2014
Don Bergman	NM	NM	P	P	NM	NM	P
Scott Bruhn	NM	NM	P	EA	NM	NM	P
Marvin Grimsley	NM	NM	EA	P	NM	NM	EA
John Langel	NM	NM	EA	P	NM	NM	EA
James Matula	NM	NM	P	P	NM	NM	P
Greg Oldakowski	NM	NM	EA	EA	NM	NM	P
Reed Sudderth	NM	NM	EA	P	NM	NM	P
Ken Waters	NM	NM	P	P	NM	NM	P
Marc Meyers	NM	NM	P	P	NM	NM	P
Charles Hayek Alternate				P			P

*** P - PRESENT**

*** EA - EXCUSED ABSENCE**

*** A - ABSENT**

*** NM - NO MEETING**

ND APPEALS	

8/26/2014	9/30/2014	10/28/2014	11/25/2014	12/30/2014
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM
NM	NM	NM	NM	NM

4/23/15

COPY

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: Construction Board of Adjustments & Appeals

Name: Robert Scott Bruhn	Home Phone: 772-370-0610
Home Address:	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
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: 4306 S. US.1 Pools	
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: Describe your education, background, training and knowledge in the above area(s): I've Been in the pool Business for 30+ years, in St Lucie County. Louden pools	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: 1. Licensing Board. 2. Board of appeals.	
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: 1-13-15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

2/28/15

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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: Construction Board of Adjustments & Appeals

Name: Marvin Grimsley	Home Phone: 772-971-5278
Home Address: 618 Dundas Ct. FT. Pierce Fl. 34950	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Plant 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:	
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: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: Licensing Board	
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: 1-12-15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

2/28/15

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Construction Board of Adjustments & Appeals

Name: John V. Langel	Home Phone: 772-370-0351
Home Address: 2511 N. Indian River Dr.	
Are you a citizen of the United States?	☑ Yes ☐ No
Occupation: A/C Contractor	
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? A/C Contracting	
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: Describe your education, background, training and knowledge in the above area(s): A/C Contracting	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: Contractor Licensing	
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: 1/13/15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

2/28/15

COPY

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: Construction Board of Adjustments & Appeals

Name: Reed Sudderth	Home Phone: 7724667763
Home Address: 4240 MC CARTY RD Ft Pierce Fla 34979	
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Plumbing Const.	
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: P.O. Box 12755 Ft Pierce Fla 34979	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? Plumbing Service	
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: Describe your education, background, training and knowledge in the above area(s): Pipe fitting welding Plumbing const	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Date: 1/20/15	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 02/17/2015

Re: City Manager's Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager

SUBJECT:

City Manager's Departmental Activity Report

Attachments

City Manager's Departmental Activity Report

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	02/11/2015 03:44 PM

Form Started By: Jennifer Robinson Started On: 01/26/2015 08:15 AM

Final Approval Date: 02/11/2015

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: February 10, 2015

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 Commissioner Perona to discuss agenda items for the February 2, 2015, City Commission meeting.
- The City Manager attended the February 2, 2015, City Commission Meeting.
- The City Manager held a meeting with the marine contractor regarding the Port of Fort Pierce.
- The City Manager held a meeting with a representative of Congressman Murphy's office to discuss the Port of Fort Pierce.
- The City Manager and the City Attorney met to discuss legal updates.
- The City Manager travelled to Tallahassee to attend meetings with Governor Scott's office, the Florida Ports Council and the Florida City and County Management Association.
- The City Manager and Deputy City Manager met with St. Lucie County representatives and engineers regarding the Port of Fort Pierce.
- The City Manager attended the Fort Pierce Utilities Authority Board Meeting.
- The City Manager and City Attorney met to discuss pre-mediation issues.
- The City Manager and Deputy City Manager attended standing meetings with the Mayor.
- The City Manager, Deputy City Manager and the Code Compliance Manager met individually with the members of the City Commission to evaluate committee recommendations for the management of the golf course.
- The City Manager met with a citizen regarding concerns of the Hispanic community.

City Manager's Office continued

City Manager - continued

- The City Manager held an introductory meeting with the Chairman of the Sunrise Theatre Advisory Board.

Deputy City Manager

- The Deputy City Manager held a meeting with the City Attorney, City Clerk, Building Official, and Building Administrator to discuss a public records disclaimer.
- The Deputy City Manager met to discuss a Commercial Façade Grant for 809 N 9th Street with an interested party.
- The Deputy City Manager attended an Indian Hills Project Progress Meeting.
- The Deputy City Manager met with representatives from the Harvest Food Center Capital Improvement Campaign.
- The Deputy City Manager attended a Community Garden Discussion held by the City of Port St. Lucie.
- The Deputy City Manager held a meeting with the Marketing Specialist and Historic Preservation Officer to prepare materials for presentation at the South Beach Association's Annual Meeting.
- The City Manager and the Deputy City Manager held a conference call with a representative from the Treasure Coast Regional Planning Council to discuss Economic Development issues.
- The Deputy City Manager met with the City Engineer and the Public Works Manager to evaluate drainage issues at locations on South Hutchinson Island.
- The Deputy City Manager held a meeting with the Urban Redevelopment Grant Writer and the Building Administrator to review SHIP home inspections.
- The Deputy City Manager held a meeting with the Parks and Grounds Manager and citizens regarding waterway access at Moore's Creek.
- The Deputy City Manager held a meeting with the City Attorney, City Clerk, Interim Police Chief, Acting Deputy Chief and Management Information Systems Director regarding an Electronic Communications Policy.

City Clerk's Office

- **Business Tax Receipts –**
  New: 31 Renewals: 113 Transfer: 5
- **Vendor Permits Issued –**
  New: 0 Renewals: 0
- **Contractor Licensing –**
  New: 8 Renewals: 5
- **Public Records Requests** (not including Building Department) **–**
  New Requests: 3
- **Animal Registrations –**
  New/Renewals/Impound Fees: 5
- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 1
- **Agenda Preparation and Meeting Minutes –**
  1. City Commission – 2/02/2015
- **Special Projects –**
  1. Investigating BTR renewals returned by Post Office
  2. Investigating Contractor Competency Card renewals returned by Post Office
  3. On-going records retention/destruction project
- **Meetings/Special Events Attended –**
  1. City Clerk attended EDC Committee on 1/27/2015
  2. City Clerk attended EDC Luncheon 2/03/2015
  3. City Clerk attended Treasure Coast Council of Local Governments with the Mayor on 2/04/2015

Administrative Services Department

- **Procurement –**
  1. Bid Opening for Bid No: 2015-016 through 2015-019 SHIP Housing Rehabilitation Projects for 1115 Soltman Ave., 2302 Avenue C, 1012 N 22nd Street, and 906 Hickory Street.
  2. Processed Informal Bid No: 2015-036 Property Appraisals for Various FPRA Properties.
  3. Processed Bid No: 2015-035 Janitorial Services for City Owned Buildings.
     Advertisement dates: 02/06/15 & 02/13/15
     Bid opening date: 02/26/15.
  4. Processed Purchase Orders.
  5. Processing and/or completion of awards to vendors/contractors approved by City Commission.

- **Meetings –** Director of Administrative Services met with the Public Works Manager, Risk Manager and the Human Resources Manager regarding a personnel matter.

- **Human Resources –**
  1. Scheduled and assisted with interviews for Public Works and City Clerk Departments.
  2. Completed Public Records Request.
  3. Prepared and assisted in the Civil Service Appeals Board Hearing for Fort Pierce Utilities Employee.
  4. Compiled applications for review.
  5. Processed February 2015 employee evaluations forms.
  6. Created and processed retirement package for employees/DROP Employees.
  7. Created personnel action forms.
  8. Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to the Police Department.

- **Risk Management –**
  1. Accident Investigation and Injury Reviews.
  2. Audited, Closed, and Processed WC Claims.
  3. Consulted with the City Carrier Regarding Liability Claims.
  4. Processed day to day Risk Management Duties.

Finance Department

- Working on end of year financials.
- Completing yearly audit with City Auditors.
- Processing end of year reports for submittal to the State of Florida

MIS Department

- Held meeting with Deputy City Manager, Interim Police Chief, Acting Deputy Chief, City Clerk, City Attorney and Deputy City Attorney on revising the language in the MIS Electronic Policies.
- Completed the setup of voice mail archiving from all desk phones to email.
- Completing deployment of TextGuard for cell phones for Management and with Police Department on board. Will continue to upgrade other cell phones.
- Ordered additional phones for Marina.
- Ordered VPN for Animal Control Officers.
- Working with Diebold on upgrading hardware and software for Security System for City Hall.
- Transitioning Sunrise Theatre emails.
- Received updated POS equipment for Indian Hills and currently installing.
- Installation of Marina new additional hardware almost complete.
- Broadcasting software and hardware has been ordered with installation scheduled for last week in February.
- Converting all sites to City Hall with a true WAN with Marina, Indian Hills/Police Department and Public Works completed. Work has started on Sunrise Theatre and the River Walk Center.
- Still testing PetData software for Animal Control Officers in the field.
- Searching for options for Commissioners to be able to engage in audio or video conferencing when not physically able to attend meetings.
- Working with Comcast to WiFi entire City Hall and have receive resolution. Received needed equipment to facilitate process.
- 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.
- Upgrading out of lease copiers for several departments.
- Working on new servers, racks and Intune software citywide.
- Exploring cloud based options for different applications.
- Working on a WorkOptiFlow pilot program with Indian Hills Department.
- Processing VOIP spread sheet for remaining remote site (Sunrise Theatre) and gathering all information required including old numbers to be ported.
- Working to resolve major issues with email due to virus attacks to our system (on-going).
- Servers and computer equipment 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 seven (87) work orders.

Building Division

- **2717 Oak Alley – Single Family Residence –** Certificate of Occupancy has been issued.
- **2046 US Hwy 1 – Ticket Clinic –** Permit application was submitted for construction remodel.
- **302 Orange Avenue – Dunkin Donuts –**Permit issued for commercial renovation.
- **2903 S US Hwy 1 – Just Brakes –** Permit issued for commercial renovation.

Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted 'Planner of the Day' duties on a rotating basis
  2. Walk-ins/Call-ins

- **Development Review –**
  1. Allied Well Water Storage – Conditional Use with Site Plan – 650 S 29th Street – City Commission Approval.
  2. Family Dollar Site Plan – 1210 S 25th Street – Planning Board Staff Report.
  3. Artistry in Mosaics Site Plan with Conditional Use – 900 S US Highway #1 – Planning Board Staff Report.
  4. Artistry in Mosaics Alleyway Abandonment – 900 S US Highway #1 – Planning Board Staff Report.
  5. Artistry in Mosaics Informal Bid Response – 900 S US Highway #1 – Planning Board Staff Report.
  6. Treasure Coast Bible Assembly – 4146 Edwards Rd. – Planning Board Staff Report.
  7. Farmer's Market – 3503 S US Highway #1 – Design Review.
  8. Farmer's Market – 3503 S US Highway #1 – Board of Adjustment Appeal.
  9. Orkin LLC – 3231 S US Highway 1 – Variance.
  10. Oculina Bank – 400 Seaway Drive – Site Plan Preliminary Review.

- **Comprehensive Planning, Long Range Planning –**
  1. Transmittal Package to State for Village at Midway.
  2. Village at Midway Annexation.

- **Economic Development –**
  1. QTI Ordinance Presentation – City Commission First Reading.

- **Historic Preservation –**
  1. Historic Preservation Ad-Valorem Tax Exemption – 301 S US Highway #1 – City Commission Approval.
  2. Lincoln Park Historic District Name Transition – City Commission Approval.

- **GIS/Mapping –**
  1. Review old annexation agreements
  2. Update Annexation Map
  3. Address update
  4. Annexation map production

- **System Maintenance –**
  1. Database maintenance
  2. Worked with FPUA GIS Coordinator

Code Enforcement Division

- **Hearings –** Special Hearing – Special Magistrate Blandino – February 4, 2015
  1. Violation Cases – 16
     a) Pulled by staff – 3
     b) Complied prior to hearing – 4
     c) Found in violation - 9
  2. Lien Reductions – 2
     a) Robinson, Ossie & Shiela – Request to reduce lien accepted contingent upon payment of fees for lot clearing and boarding-up of building. Recommendation forwarded to the City Commission for final approval.
     b) Oneschuk, Jason – Request to reduce penalty to 10% of the lien was accepted. Recommendation forwarded to the City Commission for final approval.

- **Code Enforcement –**
  1. Received 14 complaints
  2. Issued 632 written warnings
  3. Issued 0 citations
  4. Initiated 41 new cases: 31 general violations, 8 lot clearing violations, 2 slum & blight remediation notices (CDBG grant)
  5. Conducted 322 follow-up inspections
  6. Closed 86 cases

- **Animal Control –**
  1. All Animal Control Officers are now utilizing the Shelter Pro database to input calls. Database not complete yet. Reporting not accurate.

- **Revenue –**
  1. Conducted 38 title/lien searches.
  2. PetData – Budgeted income has already been exceeded 3 ½ months into the Fiscal Year.
  3. Property Code Violation budget has also been met due to receipt of a large lien payment.

- **Miscellaneous –**
  1. Code Manager and the Historic Preservation Officer met with the Deputy City Manager to review the Golf Course Committee's recommendation.
  2. Code Manager, City Manager and the Deputy City Manager held separate meetings with the members of the City Commission to discuss the Golf Course Committee's recommendation.
  3. Several staff members attended Electronic Communications Policy Workshop.

Engineering Department

- **Development Reviews –** Intake of three (3) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- **Stormwater Division –** Inputting location and elevation information of existing drainage structures into GIS mapping system. Final review before submittal of 2015 report to FDEP – the biennial requirement of the City's NPDES Stormwater Permit.
- **Traffic Control –** City continues maintenance of all signals. Staff is continuing a refurbishment program on City maintained signals which include the rewiring of the existing mast arms. 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 increases. FDOT has provided a copy of the proposed revisions for agency review.
- **City Marina Reconstruction – Phase II – Docks –** Bellingham has completed installation of the last 276 feet of A-Dock's east west run. They are continuing mooring pile installation on B-Dock. Bellingham is now working on the electrical wiring and plumbing for the south side docks. We continue working with marina staff and the electrical equipment manufacture on issues with nuisance tripping of the dock electrical sub panels. This tripping is caused by a new requirement in the 2011 electrical code for public safety which allows for only 100 ma of ground fault leakage. This leakage is coming from vessels moored on the dock. This is a new problem to Marina operators and will require education and repairs by boat owners to their own electrical systems.
- **S. 21st Street / Havana Ave. Sidewalk Project –** Bid opening was held on January 29, 2015. Two bidders responded. The bid tabulation sheet has been sent to FDOT for review and approval. Once approved, we will forward to the City Commission for approval to award the construction contract. Low bidder was Timothy Rose Contracting.
- **Indian Hills Recreation Area - Stormwater Improvements –** Final certification from FDEP expected within two weeks. This will complete the necessary utility relocations to enable the final portion of the lake expansion to occur. Pedestrian bridges have been substantially completed. Work on Alum Treatment plant continues with the installation of the mixing pumps and three injection points. Northern half of recreational trail has been graded and base material installed. Final compaction and shaping to occur over next two weeks. Began landscape installation this past week beginning with littoral zone plantings. Overall project completion is at 85%.
- **Veterans Memorial Park –** Contractor is addressing Phase I punch list items. Final plans for Phase II have been received and staff is currently reviewing the plans. FDEP notified staff that they received approval from EPA on 12/23/14 for the 319 grant funding. FDEP will be forwarding an agreement in the next month or two which will go before the City Commission for approval. **Melody Lane Fishing Pier –** Bid package has been sent to Purchasing requesting advertisement of bids.
- **H.D. King Power Plant Clean-up –** Remaining work being split between 2015 and 2016 to take full advantage of the Voluntary Cleanup Tax Credit (VCTC). The $400k RFL loan was approved during the 11-21-14 Treasure Coast Regional Planning Council meeting and will be brought before the FPRA Board during the Special Meeting on February 17, 2015. Cardno's proposal for the 2014 work was approved during the FPRA Quarterly Meeting held in February and the FPUA issued a purchase order in the amount of $617,437 for their portion of the 2014 clean-up. Notice to Proceed will be issued early February 2014.
- **Lincoln Park Neighborhood Improvements –** A pre-construction meeting was held on February 5, 2015. Purchasing has forwarded the contract to the City Attorney for final execution. A Notice to Proceed will be issued once the contract has been endorsed by the Mayor and the City Attorney. The proposed work includes sidewalk and curbing construction, along with drainage installation, and milling and resurfacing of 8th Street (Avenue C to Moore's Creek); 9th Street (Avenue C to Avenue D); 10th Street (Avenue D to Moore's Creek); Avenue C (10th Street to 7th Street); and Dundas (Avenue C to Avenue D).

Police Department

- **Staffing –** The police department has five (5) vacancies as of this report: three sworn officer positions and two civilian positions (our Grant and Program Coordinator and the Projector Coordinator that is funded by OJJDP: Restoring the Village Youth Initiative). There are three (3) Conditional Offers of Employment circulating through Command Staff.
- **Entertainment District –** The police department, code enforcement and the planning department continue to work on developing a long term comprehensive plan for the proposed entertainment district.
- **Nuisance Properties –** As previously reported, the Police Department, Code Enforcement and Public Works are working towards cleaning up some of our nuisance properties (clearing the overgrowth, boarding up vacant houses, and removing piles of trash) throughout the city. Public Works has posted numerous properties.
- **Restoring the Village Youth Initiative –** The Police Department and the Roundtable of St. Lucie County started first round interviews for the Project Coordinator position. There are some excellent candidates. We conducted interviews on February 3rd and have more interviews scheduled for February 9 and 11th.
- **Homeless Initiative –** This is a long term problem that the Police Department and the Treasure Coast Homeless Coalition continue to work on. There are several key issues concerning our homeless population: funding, shelters (short term and long term), location (both services and shelter placement), and health/mental health service programs/providers.
- **Lincoln Park Council of Youth Forum –** The Lincoln Park Council of Ministers is hosting another Youth Forum on February 28, 2015, from 10:00 AM until 12:00 noon at the Fort Pierce Police PAL Center. This forum is the result of the Law Enforcement Forum that the Council of Ministers hosted last fall. As the Interim Police Chief, I will be participating as a panelist. The target audience for this forum is our youth.

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 (3100 installed so far) and both chillers at City Hall and the PD have been replaced. The plumbing retrofits have been completed at City Hall and the HVAC control installations are nearing completion.
- **Phase II Window Retrofit Project –** This project has been completed.
- **HDRC Recreation –** Open gym nights are still being held during the week. Staff is still working on adding to our programming with quality activities for the youth and young adults of our community. There are some amazing talents playing basketball in the gym. The second score board and shot clocks have arrived and will be installed shortly. Look for an announcement on the City of Fort Pierce Youth Basketball League set to begin in the spring as well as some Semi-Professional completion at the HDRC Percy Peek Gymnasium.

River Walk Center

Park Permits	525.00
Programming	382.39
River Walk Center	1,137.49
Garden Center	200.00
Special Events	1,560.00
Maravilla Center	250.00
Historic City Hall	1,240.00
Total	$5,294.88

Urban Redevelopment Department

- **Grants Administrator –**
  1. Continued work on grant application to FIND for match for Florida Boating Infrastructure Grant application to construct floating dinghy docks at the City Marina.
  2. Completed final edit on 9 of the 10 Highwaymen Heritage Trail markers.
  3. Completed PowerPoint for Fort Pierce Tours program to display on TVs in area restaurants, hotels, visitor centers, etc.
  4. Created brochure including trail map for Zora Hurston Dust Tracks Heritage Trail.
  5. Completed draft of Florida State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP); released for public review and comment.
  6. Continued work on HUD National Resilience Competition grant application to acquire approximately $2.4 million for infrastructure repairs to Mayflower Canal, South 8th Street and Easter Ave. to Florida Ave.
  7. Continued work on new Visitor Information Center at Granny's Kitchen.
  8. Closed Commercial Façade Grant submittal deadline; received 19 applications; processed and distributed to Communitywide Council for scoring.
  9. Completed drawdowns from HUD IDIS system for more than $100,000 in expenditures.
  10. Provided project oversight for Fort Pierce Tours program.
  11. Meetings:
      a) Mr. Coe – Coe's Grocery – Commercial Façade Grant.
      b) Conference Call DEO – HUD National Disaster Resilience Competition Grant Application
      c) Ms. Hassie Russ – Granny's Kitchen – Creation of Visitor Information Center
      d) Ampersand Graphics – Highwaymen Heritage Trail
      e) Glenn Henderson at St. Lucie County offices – pick up all Zora Hurston research info
      f) Contractors Meeting – Lincoln Park Improvement Project
      g) Fort Pierce Tours program monthly meeting

- **Program Analyst –**
  1. Marina Project
      a) Monitoring funding requests
      b) Reconciling payments
      c) Working on files for project close out
  2. Windows Expansion Project
      a) Preparing pay applications and requests for final payments
      b) Project is complete and close out is underway
      c) Preparing files for project close out
  3. SHIP Program
      a) Attend site visits for 8 SHIP rehabilitation projects
      b) Attend bid opening February 5, 2015
      c) Prepared 4 rehabilitation project agenda items for City Commission Meeting

Marina

- Oversee daily operations for City Marina and Fisherman's Wharf Marina.
- Bellingham Marine on site. The north side of the marina dock has been completed (1650 lf) dockage and is now being leased out upon request. South side of the marina (A,B, and C docks) is being constructed at this time. Completion time period estimated April 2015
- Web Cam installation on Jetty estimated completion date of March 2015.
- Marina staff working on programming dock and store inventory into new marina program. A second computer, a phone and a Point of Sale system is being added to the dock master office.

Golf Course

- Began hiring process for an Assistant Golf Professional to fill position vacated due to an employee resignation.
- Trained of new golf shop personnel.
- Received new Point of Sale system to enable operation of two registers on busy days.
- Completed fertilization of golf course.
- Day-to-day activities.

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 January 13, 20, 27 & February 3; Comedy Corner Improv on Saturday, January 24; On The Verge Concert Series presented Tinsley Ellis on January 29. Performances on the Sunrise Theatre main stage included; The National Touring Company of Smokey Joe's Café on January 13; Chris MacDonald's Memories of Elvis on January 16; Greg Popovich's Comedy Pet Theater on January 17; The State Symphony Orchestra of Mexico on January 24; Michael Bolton sold-out performance on January 25; Engelbert Humperdinck on January 28; The Mayhem Poets School Time Performance on February 2; The 4 Bitchin' Babes on February 5; Olivia Newton-John sold-out performance on February 6.
- The second publishing of the Sunrise Playbill was received on February 2.
- Preparation for Missoula Children's Theatre Summer Workshops has begun. Marketing, registration, and workshop details are being discussed.
- Offers are going out and contracts are being negotiated with artists and their representatives for the 2015/16 Season.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Kyman Entertainment on February 14 & March 14; Richard Nader Entertainment on March 19; Family Meals Inc., McCartney Mania, various shows with BlueBird Educational Foundation; John Carroll High School Prom & Graduation.
- Information from all departments is collected on a daily basis for the monthly report on the activities of the Sunrise Theatre, which was requested by the City Manager's office, to be delivered on a monthly basis. This report includes the schedule of in-house shows, rentals, attendance, revenue, and expenditures (tech, marketing, etc.).
- On a daily basis offers and contracts are still being negotiated with artists and their representatives to add to the 2014/15 Season. The Membership campaign for the coming season continues; both new and renewed memberships continue to come in with the addition of new shows.
- Marketing and show sponsorship packages continue to be put together to solicit for this 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.