

# CITY OF FORT PIERCE

## CITY COMMISSION AGENDA

Regular Meeting - Monday, May 4, 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** - Rev. Eddie Oliver, Neighborhood Bible Way Revival Center
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
  - a. Approval of Minutes from the April 20, 2015 meeting.
6. **PROCLAMATIONS**
  - a. Proclamation recognizing May, 2015 as Mental Health Awareness Month. Being received by Deb Pizzimenti, Suncoast Mental Health Center.
  - b. Proclamation recognizing May 15-22 as Public Works Week. Being received by Paul Bertram, Public Works.
  - c. Proclamation recognizing Police Week. Being received by Frank Amandro, Interim Police Chief.
  - d. Proclamation recognizing Boys and Girls Clubs. Being received by Mike Sancho, Chief Executive Officer.
  - e. Proclamation recognizing May 2-10, 2015 as Travel and Tourism Week. Being received by Charlotte Bireley, Manager of Tourism and Venues, St. Lucie County.
7. **LETTERS TO COMMISSION**
  - a. Letter from Sharon Morris, Principal of the Positive Expectations Academy, thanking the Fort Pierce Police Department for their swift response on February 3, 2015, when their school was hit by a car.

- b. Email from Fidel Iglesias-Lopez, Law Offices of Fidel Iglesias-Lopez, recognizing the consideration, efforts, professionalism, and time of Manager Arraiz; Animal Control Officer Gasparre; Investigator Coss; and Police Officers Hall and Spotts, and of law enforcement personnel generally, in their responses to citizens of the Admiral Street Crime Watch neighborhood.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak 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. Reduce code enforcement fines in the amount of \$449,820.00 against 449 N 6th St., previously owned by Kermit J. Mullins and Benjamin H. Major of West Palm Beach, FL; currently owned by Jon Neprud of Ft. Pierce, FL to \$2,500.00 payable in 60 days. The balance of the lien is to remain against Mr. Mullins and Mr. Major.
- b. Approval to amend commercial facade grant previously awarded to Bible Way Soul Saving Station, Inc. for 464 N. 9th Street to Save Our Children, Inc. since the 464 N. 9th Street property now belongs to Save Our Children, Inc.
- c. Approval to submit and accept a grant application for Department of Justice funding not to exceed \$30,000 under the Bulletproof Vest Partnership (BVP) Program.
- d. Approval of application of Bill Harris to install an above ground LP tank at 944 Seaway Dr.
- e. Approval of travel expenses in the amount of \$902.46 for Mayor Hudson to attend the 30th Annual National Conference on Preventing Crime in the Black Community being held May 27 - 30, 2015, in Tampa, Florida.

10. **PUBLIC HEARINGS**

- a. Approval of a Site Plan submitted by O`Reilly Automotive Stores, Inc. to construct a 7,941 sq. ft. retail auto parts store located at 2600 Okeechobee Road, Fort Pierce, FL. Property is zoned C-3, General Commercial.

**11. MISCELLANEOUS REPORTS & REQUESTS**

- a. Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2014, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.
- b. Presentation by Linda Fasano, Executive Director, Arts & Cultural Alliance of St. Lucie County.
- c. Presentation by Mike Sancho, Chief Executive Officer of the Boys and Girls Club of St. Lucie County.

**12. CITY COMMISSION**

- a. Reappointment of Communitywide Council Volunteer
- b. Reappointment of Fort Pierce Authentic Tours Advisory Board Member to fill the St. Lucie County position.

**13. COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time and must sign up to speak 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.

**14. COMMENTS FROM THE CITY MANAGER**

- a. City Manager's Departmental Activity Report

**15. COMMENTS FROM THE COMMISSION**

**16. 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:** 05/04/2015

**Re:** Minutes

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**SUBJECT:**

Approval of Minutes from the April 20, 2015 meeting.

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**Attachments**

04.20.2015

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**Form Review**

Form Started By: Linda Cox

Started On: 04/21/2015 03:38 PM

Final Approval Date: 04/21/2015

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, APRIL 20, 2015.

1. **CALL TO ORDER** - Mayor Hudson called the meeting to order at 6:32 p.m.
2. **OPENING PRAYER** - Reverend Dr. Kenneth Mills, Save our Children 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 April 6, 2015 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the Minutes of the Regular Meeting on April 6, 2015.

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

Passed

6. **PROCLAMATIONS**

- a. Mayor Hudson issued a Proclamation recognizing April 24, 2015 as Arbor Day. It was received by Paul Bertram, Public Works.
- b. Mayor Hudson issued a Proclamation recognizing May 1, 2015 as Law Day. It was received by Carlos Wells, St. Lucie County Bar Association President.
- c. Mayor Hudson issued a Proclamation recognizing April as Child Abuse Prevention Month. Mayor Hudson accepted the proclamation on behalf of CASTLE.
- d. Mayor Hudson issued a Proclamation recognizing April as Guardian ad Litem Month. It was received by H.L. "Vern" Melvin, Circuit Director.

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

- a. Commendation letter from The Daniel M. Center for Behavioral Change thanking the Building & Code Enforcement Department for their swift response when the building was hit by a car.

- b. Email received from Mears Construction commending the Building Department, in particular, Kim West, for Kim's professional manner and great attitude.

**8. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

**Ms. Elizabeth Brown**, Consent Agenda item 9a

**9. CONSENT AGENDA**

- a. Waive interest, penalties and administrative fees in the amount of \$324.40 for lot clearing lien against 3061 S 10th St, Ft. Pierce, FL owned by Elizabeth Brown, 5202 Palmetto Dr., Ft. Pierce, FL, contingent upon payment of \$139.93 within 60 days.
- b. Reduce code enforcement fines in the amount of \$32,290.00 against 3111 Boston Avenue owned by Danilo Ortega (TR) and Lurine Foster (TR), 3549 SW Riviera Street, Port St. Lucie, FL 34953 to \$1000.00 payable in 60 days.
- c. Reduce code enforcement fines in the amount of \$262,915.00 against 508 N. 14th Street; previously owned by Alcinne Calixt (TR) C/O Reynard Millien, 508 N 14th St., Ft Pierce, FL and currently owned by Royston Dass, 1528 SW Abington Avenue, Port St. Lucie, FL 34953 to \$1,000.00 payable in 60 days.
- d. Approve Blackstreet Enterprises, LLC in response to RFP No. 2015-021 for an amount not to exceed \$20,444.00 for rehabilitation of 2008 Avenue P funded by the State Housing Initiative Partnership (SHIP).
- e. Approve De La Hoz Builders, Inc. in response to RFP No. 2015-022 for an amount not to exceed \$22,922.00 for rehabilitation of 2802 Avenue I funded by the State Housing Initiative Partnership (SHIP).
- f. Approval of Lease Extension Agreement with Little Jim Bait and Tackle, Inc. for property located at 601 North Causeway Drive, Fort Pierce, Florida for a ten year period commencing on March 1, 2015 in the amount of \$2,000.00 per month adjusted annually by CPI.
- g. Approval of settlement agreement between Dickerson Florida, Inc. and the City of Fort Pierce.
- h. Approval of travel expenses in the amount of \$898.78 for Commissioner Sessions to attend the 30th Annual National Conference on Preventing Crime in the Black Community being held May 27 - 30, 2015, in Tampa, Florida.
- i. Approval of travel expenses in the amount of \$898.78 for Commissioner Alexander to attend the 30th Annual National Conference on Preventing Crime in the Black Community being held May 27 - 30, 2015, in Tampa, Florida.
- j. Approval of Travel for Mayor Hudson to attend the Florida League of Cities Regional Summit Series - Economic Development Tools on August 11, 2015 in the amount of \$173.77.
- k. Approval of Employment Agreement between the City of Fort Pierce and Diane Holey-Burney for her services as Chief of Police for a three year term commencing June 1, 2015 at an annual salary of \$124,091.00 subject to City Attorney review.

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

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

Passed

**As to item 9d**, Mayor Hudson stated staff has been informed by Blackstreet Enterprises that they are unable to complete the bid.

Mr. Mimms explained to the Commission the bid process. Staff is recommending an alternate bid go to De La Hoz Builders in the amount of \$22,873 since Blackstreet Enterprises was unable to meet the insurance requirements, specifically for Workers Compensation.

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

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

Passed

**As to item 9f**, Commissioner Becht stated this is not fair market rent and cannot approve this item; initially he was not in support of the lease and wanted to maintain consistency by not supporting it now although he sees no option but to extend it.

Mr. Mimms responded the staff recommendation is to approve the renewal as per the existing lease agreement. The tenant has made all required improvements as designated by the current, active lease. The Building Department has inspected the facility and verified the tenant has completed all necessary repairs, stating the tenant has held up their end of the agreement.

Commissioner Perona would feel more comfortable with a 5 year extension instead of the long term 10 years as proposed.

Mr. Schwerer interjected that the City's legal options are somewhat limited as to the extension.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Consent Agenda item **9f**.

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

NAY: Commissioner Edward Becht

Passed

**As to item 9k**, Commissioner Becht stated he did not want this item to be approved as part of the Consent Agenda, he pulled this item to give the City the opportunity to meet the new Chief. City Manager Bradshaw stated that June 1, 2015 is Ms. Hobleby-Burney's first day and wanted to announce that during the first meeting in June there will be a reception and swearing in ceremony.

Ms. Hobleby-Burney agrees that prayer is a wonderful thing, stating fate brought her here and fate is keeping her here. She is proud to be a part of Fort Pierce, further saying everyone

has embraced her and shared with her their concerns. She is looking forward to this opportunity to take the City of Fort Pierce to a place that everyone can be proud of.

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

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

Passed

## **10. PUBLIC HEARINGS**

- a. Ordinance No. 15-009 - Amending Chapter 22 to permit Farmer's Market and Farm Stand Use in Light Industrial Zoning Districts. **SECOND READING**

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

Planner Clarissa Davis appeared and was available for questions.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance No. 15-009 on second and final reading.

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

Passed

- b. Approval of application for Waiver of Distance submitted by Bunwin, Inc. (owner) and Robert Smith (applicant), operating as Celebrity Peacock Jazz and Blues Club, for a 4COP Alcoholic Beverage License, located at 510 Orange Avenue. Property is zoned C-3, General Commercial.

Historic Preservation Officer Kori Benton appeared with a presentation and clarified the title for the agenda item should indicate a request for SRX Special Restaurant license, a type of alcoholic beverage license. The applicant has revised the presented hours of operation to remain closed on Sundays to avoid the traditional church services. City staff is recommending the Commission deny the waiver of distance application as presented based upon health, safety, welfare concerns and various issues related to criteria a., b. and c. presented in Section 3-11 of the City Code.

Mayor Hudson opened the Public Hearing.

Mr. Fred Ralston requested clarification of the address.

Mr. Mike Menard of Cook and Menard Architecture thinks this is a good idea. He is 100% for fixing up the older building and bringing businesses to the west side of US 1 and feels the building will have parking issues no matter what type of establishment moves in based on the sheer size of the structure and that a restaurant that is open after hours can surely utilize the parking of the other businesses surrounding that are closed, thus eliminating mass parking issues.

Pastor Tim May of United Methodist Church stated parking has been an issue for the downtown Farmer's Market and it was his understanding the Marina would be opening up and also looking for additional parking. The City has a parking issue and he feels the church would then become the parking police, mentioning property owners taking the liberty of towing cars. He wanted to remind everyone that the decision made tonight will set a precedence regarding other vacant buildings on the Orange Avenue corridor. When initially approached the location was to be a Red Lobster type of restaurant, but it changed to a club atmosphere with live music until 2:00 a.m.; there needs to be a distinction between what a club is and what a restaurant is.

Mr. Robert Smith, applicant for Celebrity Peacock Jazz and Blues Club, stated this was to always be a restaurant with entertainment and alcohol that would bring business and jobs into the community, specifically the downtown area. Mr. Smith stated he has been trying to work out the parking issues by meeting with establishments and members of surrounding churches, obtaining permission from two that will provide written consent to utilize their after hours parking. This is a business that provides jobs; the main thing is to bring back jobs.

Commissioner Perona commented on the closing on Sunday, inquiring how this can be done on such a key day in the restaurant business. Mr. Smith responded it was done to respect the churches and to eliminate any problems; he would take that chance so he could be a part of that downtown area.

Pastor Todd Smith of Common Ground Vineyard Church stated the church was started 19 years ago on Orange Avenue and for 3 ½ years on 2nd Street. The church dealt with open containers on the street, intoxicated individuals and drug deals being conducted behind their building to which they had to call the Fort Pierce Police. He wanted the Commission to know that when the focus shifted from a takeout restaurant to a bar and a liquor license came into play, the church felt they were being misdirected and withdrew their parking lot agreement. He stated there is no problem supporting a legitimate business coming into the area, as long it is clear what the business is intending to do; there needs to be transparency.

Ms. Millie Santiago stated she does not agree with Pastor Tim May's opposition of this business. She feels this is a great opportunity for many to obtain jobs, not only a place to hang out. Ms. Santiago sees this business as a way to extend the downtown area to the other side of U.S. 1 and wanted to say she does not agree with the church and is for the business.

Mr. Greg Rosslow stated the Church is like the home team, playing by the rules, while the restaurant owner is coming in and asking to change the rules. He stated this does not seem right. Further stating that most restaurants do not make it a habit to stay open until 2:00 a.m., he feels it is the entertainment aspect that is creating the opposition.

Ms. Robin Smith, a member of First United Methodist Church stated she thinks it is a good idea to have more jobs and a restaurant but she knows what it is like to go to clubs with the drinking and intoxication and fighting. Ms. Smith is against the club.

Mr. Magnus Huggins of Magforce Protection Agency stated was hired by Celebrity Peacock and wanted the Commission to know there will be security on the premises to handle a variety of issues that may arise such as congestion and intoxication.

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

Mayor Hudson stated there are people that are interested in this area filled with empty buildings and the Commission needs to be proactive of the Orange Avenue Corridor,

regardless of what is decided.

Commissioner Perona feels one of the key issues is parking and he is not in favor of using the City's parking garage to meet the parking requirements. He is for this business coming to Fort Pierce, but states it would be detrimental to this area.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to deny request for Waiver of Distance for discussion.

Commissioner Becht indicated that what ended up happening was Mr. Smith's dream kept evolving and transform into a component the churches could not accept. He wanted to thank Mr. Smith for his tremendous compromises and for making staff make the Commission make the community look at the parking problem. If it is not this business, any inherent business will be looking at a parking problem as well as the common wall with United Methodist. Commissioner Becht stated with the inability to meet the parking requirements, the common wall and the club entertainment component he cannot support the applicant's request.

Commissioner Sessions appreciates a potential business coming into Fort Pierce and he is grateful for Mr. Smith's vision, had this been a more amenable business and more compatible he thinks they could have worked with the parking issues. The bottom line is the shared wall with a church. Commissioner Sessions stated his hopes for a relocation of this vision to an area with comparable activities surrounding.

Commissioner Alexander encourages Mr. Smith to reach out to the City Manager to locate a vacant property that may be more amenable for this project.

Mr. Bradshaw responded to Mayor Hudson the timing is perfect to have further discussions at the Strategic Planning next week.

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

Passed

## **11. MISCELLANEOUS REPORTS & REQUESTS**

- a. Baccalaureate Degree Legislation Update - Andy Treadwell, Administrative Director of Legislative and Executive Communications, Indian River State College.

Administrative Director of Legislative and Executive Communications of Indian River State College, Mr. Andy Treadwell, appeared and gave a brief update on legislation that may affect the Baccalaureate degrees at IRSC. At the end of March, a strike all amendment was attached to Senate Bill 1252, an alarming measure attached would remove the work STATE from the school's title. Most alarming being a 5% cap of baccalaureate enrollment versus total enrollment, the school is currently at 9.1%. Mr. Treadwell informed the Commission that last week a compromise was reached; the school name will remain the same and the school system will revert back to being called the Florida Community College System and the moratorium will be lifted on new 4 year plans. These changes will appear as a strike all on Senate Bill 948. At this time the council has settled with the issue, trying to move forward

It was the consensus of the Commission to approve ask Mr. Treadwell to draft a letter to be signed by City Manager Bradshaw and Mayor Hudson in support of Indian River State College from the City Commission.

- b. FPUA Commercial Utility Services Application process presentation by Bill Abramowicz, Customer Service Manager

Customer Service Manager, Bill Abramowicz, appeared and presented to the Commission at Mayor Hudson's request the information he previously presented before the FPUA Board explaining application for utilities, services provided, clarifying the deposit and collection processes. He stated there are approximately 5,000 local customers to FPUA. He recommends start-up businesses call the UA at (772) 466-1600 to inquire about average bill and services available for a location and to verify the necessary deposit amounts, or any potential upgrades that may be needed.

Mr. Abramowicz addressed Commissioner Alexander and Commissioner Sessions concerns about the grease traps in the City. He clarified they are not a local issue, there are federal laws and state, local and utilities codes that are in place that have to be followed. When a neighboring business experiences backups and suffers damage, the UA is liable due to a lack of enforcement of the Codes. In addition there are reports that have to be submitted on a regular basis to the Environmental Protection Agency. Typically, they leave most businesses alone unless ownership and/or use of the building changes or it starts to affect the UA's system. If a business can avoid the grease trap, the UA does offer the business to qualify for an interceptor. Secondly, the businesses have to hire an independent contractor to engineer and install the grease traps; none of this process is done by the UA.

Commissioner Becht recommends the UA make recommendations to the local businesses with other businesses in waste removal, Commissioner Becht is optimistic that there is potential for an agreement between the local business and the waste removal company that may provide for a funding source for the necessary upgrades by an exclusive contract for the grease removal. He stated there is no model there yet but he sees potential.

Mr. Bradshaw stated his intent to have staff check to see if there are CDBG funds available to help address some of the grease trap issues. Commissioner Becht believes this would be good use of funds to help the local businesses to stay in business. Provided the funds are available there is potential for a great partnership with the UA.

Commissioner Sessions stated he is looking for solutions and ways to assist the public and be more business friendly. Mayor Hudson added that everyone needs to be aware and on the same page to be able to assist the public, thanking Mr. Abramowicz for attending. Commissioner Alexander brought to the attention of the Commission and FPUA a noticeable offensive odor that he has been complaining about for the past week on Avenue D. In closing the Commission expressed their appreciation of Mr. Abramowicz.

- c. Presentation of the Financial Report for the quarter ending March 31, 2015.

Chief Accountant Johnna Morris appeared and stated the City has a stable financial position for the quarter. There is a shortfall from the telecommunications tax for \$250,000; however, there will be a revenue share increase of about \$100,000 along with utilities transfer from the UA for \$130,000. At the end of the quarter the City is looking at a projected shortage of \$19,000 in revenue, expenses are on target with no shortages recognized.

## **12. CITY COMMISSION**

- a. Discussion on Avenue D businesses requested by Commissioner Alexander.

Commissioner Alexander feels there has been enough discussion, he is looking forward to some action.

**13. COMMENTS FROM THE PUBLIC**

Ms. Dodi Spence

**14. COMMENTS FROM THE CITY MANAGER**

- a. City Manager's Departmental Activity Report.

Mr. Bradshaw wanted to remind the Commission of the Strategic Planning Workshop scheduled for next week, Monday through Wednesday. He stated that staff will meet from 8:00 a.m. until 5:00 p.m. on Monday. On Tuesday and Wednesday the Commission is to meet at the Riverwalk Center at about 9:00 a.m. until the close of the meeting at 5:00 p.m. He encourage them to come enjoy the continental breakfast before the meeting commences.

**15. COMMENTS FROM THE COMMISSION**

Commissioner Perona stated he attended the FMPA meeting in Orlando and provided a handout to the City Clerk for the Commission. He extended an invitation to the CEO Nick Guarriello to come to the City of Fort Pierce to speak to the Commission on the auditor's general report. Commissioner Perona downloaded an executive summary of the issues outlined in the report, further requesting a copy of their worksheet of FMPA's formal response. Mr. Guarriello welcomes the opportunity to visit the City once the legislative session is over and the formal response is complete, this should be in June.

Commissioner Sessions had no comment.

Commissioner Becht inquired of the status of the U.S. 1 annexations. Ms. Grohall stated the annexations are progressing very well. She wanted to extend her thanks and appreciation to the staff at FPUA who have been working diligently on this issue. The Planning Department is processing a group of annexations that will go before the Planning Board in May, the Commission will see them the first and second meetings in June. There will be 36 parcels, approximately 125 acres with a tentative generation of \$250,000 annually into the ad valorem.

Commissioner Alexander had no comment.

Mayor Hudson wanted to thank the community for their support of the Haitian Independent Assembly, noting specifically Commissioner Alexander for all of his hard work, the Police Department, the Sheriff's office, the county, and the city. The whole community response was something to be very proud of. There was a lot of national attention and the church was very appreciative; a funeral for seven individuals is not easy and will never be forgotten. Commissioner Becht added that Congressman Murphy spoke on the floor and wanted that to be noted. Commissioner Alexander wanted to reach out to the Interim Chief, the police department, the sheriff's office and Public Works for all they did, it couldn't have happened without them all. Interim Chief Amandro commented a warm welcome to the Cadet Class at IRSC for volunteering their services, he will be writing a letter to Dean Barry thanking them for their service.

**16. ADJOURNMENT**

There being no further business, Mayor Hudson called the meeting adjourned at 9:37 p.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 6. a.**

**Meeting Date:** 05/04/2015

**Re:** Mental Health Awareness

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Proclamation recognizing May, 2015 as Mental Health Awareness Month. Being received by Deb Pizzimenti, Suncoast Mental Health Center.

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**Attachments**

Mental Health Awareness

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**Form Review**

Form Started By: Linda Cox

Started On: 02/17/2015 11:53 AM

Final Approval Date: 02/17/2015

WHEREAS, mental health is part of overall health, sustaining an individual's thought processes, relationships, productivity and ability to adapt to change or face adversity; and

WHEREAS, mental illness adversely affects those abilities and often is life-threatening in nature; and

WHEREAS, one in four adults experience mental health problems in any given year and such problems can contribute to onset of mental illness. 11.4 youth to age 24 commit suicide every day in the United States and St. Lucie County has a 15.2 percentage annual statewide suicide rate; and

WHEREAS, 11.4 youth to age 24 commit suicide every day in the United States and St. Lucie County has a 15.2 percentage annual statewide suicide rate. One in 17 adults live with mental illness such as major depression, bipolar disorder or schizophrenia; and

WHEREAS, one-half of patients with chronic mental illness begins by the age of 14 and three-quarters by age 24. Long delays, sometimes decades, often occur between the time symptoms first appear and when individuals get help; and

WHEREAS, early identification and treatment can make a profound difference in successful management of mental illness and recovery. It is important to maintain mental health and learn the symptoms of mental illness in order to get help when it is needed; and

WHEREAS, every citizen and community can make a difference in helping end the silence and stigma that for too long has surrounded mental illness and discouraged people from getting help; and

WHEREAS, public education and civic activities can encourage mental health and help improve the lives of individuals and families affected by mental illness.

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

## *Mental Health Awareness Month*

in the City of Fort Pierce to increase public understanding of the importance of mental health and to promote identification of treatment of mental illness.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Fort Pierce, Florida, to be affixed this 4th day of May, 2015.

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MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 6. b.**

**Meeting Date:** 05/04/2015

**Re:**

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**SUBJECT:**

Proclamation recognizing May 15-22 as Public Works Week. Being received by Paul Bertram, Public Works.

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**Attachments**

Public Works

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**Form Review**

Form Started By: Linda Cox

Started On: 02/17/2015 12:06 PM

Final Approval Date: 02/17/2015

WHEREAS, Public Works services are provided in our community in the form of infrastructure, facilities and services that are of vital importance to the health, safety, and wellbeing of the citizens of the City of Fort Pierce; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction, could not be provided without the dedicated efforts and skill of Public Works personnel; and

WHEREAS, these individuals are responsible for maintenance, repairs and operations of streets and highways, public buildings, fleet, parks and landscaping, solid waste collections and other facilities essential to serving citizens; and

WHEREAS, it is in the public interest for citizens and civic leaders to gain knowledge of the Public Works needs and programs of this community; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff Public Works departments is materially influenced by the people's attitude and understanding of the importance of the work that they perform.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of May 15 - 22, 2015, as:

## “NATIONAL PUBLIC WORKS WEEK”

in the City of Fort Pierce and call upon all citizens and civic organizations to support the goals and ideals of the theme “Building for Today, Planning for Tomorrow...”

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 4<sup>th</sup> day of May, 2015.

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MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 6. c.**

**Meeting Date:** 05/04/2015

**Re:**

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**SUBJECT:**

Proclamation recognizing Police Week. Being received by Frank Amandro, Interim Police Chief.

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**Attachments**

Police Week

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**Form Review**

Form Started By: Linda Cox

Started On: 03/17/2015 10:47 AM

Final Approval Date: 03/17/2015

WHEREAS, the President and Congress of the United States have designated May 15 as Peace Officers Memorial Day and the week in which it falls as Police Week; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 15,000 injuries, and since the first recorded death in 1791, nearly 20,000 law enforcement officers have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, four law enforcement officers have been lost in the line of duty in the City of Fort Pierce: Sergeant Willie B. Ellis on July 17, 1966, Captain Grover Cooper and Sergeant James Wouters on January 12, 1987, and Sergeant Danny Parrish on January 18, 1991; and

WHEREAS, it is important that all citizens recognize and appreciate the danger police officers face in fulfilling the critical mission of *Protecting Our Community*.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of May 10 - 16, 2015, as:

## “Police Week”

and May 15, 2015, as:

## “Peace Officers Memorial Day”

in honor of those officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

AND BE IT FURTHER PROCLAIMED that flags at all City of Fort Pierce facilities will be flown at half-staff on Friday, May 15, 2015, in honor of all peace officers killed in the line of duty.

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 4<sup>th</sup> day of May, 2015.

---

MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 6. d.**

**Meeting Date:** 05/04/2015

**Re:**

---

**SUBJECT:**

Proclamation recognizing Boys and Girls Clubs. Being received by Mike Sancho, Chief Executive Officer.

---

**Attachments**

Boys & Girls Club

---

**Form Review**

Form Started By: Linda Cox

Started On: 04/14/2015 03:14 PM

Final Approval Date: 04/14/2015

WHEREAS, the young people of St. Lucie County are the foundation on which our future success is built; and

WHEREAS, the mission of the Boys and Girls Club is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens; and

WHEREAS, Boys and Girls Club programs teach leadership, career exploration, peer engagement, academic success, community involvement, healthy habits, life skills, fine arts and physical activity; and

WHEREAS, the Boys & Girls Clubs of St. Lucie County have 3,087 members, 866 of them from the City of Fort Pierce; and

WHEREAS, Fort Pierce Club members contributed 3,643 volunteer hours with an economic value of \$40,801.00; and

WHEREAS, 85% of Fort Pierce Club members are passing math and literacy, 81 are on the honor roll, 100% abstained from smoking cigarettes, 100% received homework assistance, there were zero teen pregnancies and 89% feel a sense of belonging at the club; and

WHEREAS, Boy's and Girls Club programs save taxpayers more than \$9,000 for every student not held back a grade, to an aggregate of \$29,080,000 in lifetime earnings for each 100 additional high school graduates. Taxpayers also realize a cost avoidance of \$5,000 per youth who are diverted from criminal activities; and

WHEREAS, citizens can assist the Boys & Girls Club of St. Lucie County by volunteering, making a donation or participating in one of their many events.

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

## *Boys & Girls Club Month*

in the City of Fort Pierce and call on all citizens to join me in recognizing and commending the Boys & Girls Club of St. Lucie County for providing comprehensive, effective services to the young people of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Fort Pierce, Florida, to be affixed this 4th day of May, 2015.

---

MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 6. e.**

**Meeting Date:** 05/04/2015

**Re:**

---

**SUBJECT:**

Proclamation recognizing May 2-10, 2015 as Travel and Tourism Week. Being received by Charlotte Bireley, Manager of Tourism and Venues, St. Lucie County.

---

**Attachments**

Tourism Week

---

**Form Review**

Form Started By: Linda Cox

Started On: 04/16/2015 03:03 PM

Final Approval Date: 04/16/2015

WHEREAS, travel to and within the United States provides significant economic benefits for the nation, generating \$2.1 trillion in economic output in 2014, with \$927.9 billion spent directly by domestic and international travelers; and

WHEREAS, travel is among the largest private-sector employers in the United States, supporting 15 million jobs in 2014, including 8 million directly in the travel industry and 7 million in other industries;

WHEREAS, travelers' spending directly generated tax revenues of \$141.5 billion for federal, state and local governments, funds used to support essential services and programs; and

WHEREAS, tourism is the State of Florida's number one industry, responsible for welcoming 97.3 million visitors in 2014 who spent \$82 billion, generating 23 percent of the state's sales tax revenue and employing more than 1.1 million Floridians; and

WHEREAS, St. Lucie County's tourism experienced a 16 percent increase in bed tax revenue in 2014 compared to the previous year, setting a 10-year high, bringing in more than \$3 million in bed tax revenue; and

WHEREAS, the travel industry supports the interests of the City of Fort Pierce, through its efforts with Fort Pierce Authentic Tours and other tourism promotion programs contributing to our employment, economic prosperity, international trade and relations, peace, understanding and goodwill; and

WHEREAS, travel contributes to personal growth, health, professional advancement, education, cultural understanding and the enhancement of America's image around the world;

WHEREAS, travel can serve as a catalyst to help move the national and local economy forward.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of May 2 - 10, 2015, as:

## “Travel and Tourism Week”

in the City of Fort Pierce and St. Lucie County and urge all to join in this special observance with appropriate events, commemorations and festivals.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 4th day of May, 2015.

---

MAYOR COMMISSIONER

**City Commission Regular Meeting**

**Agenda Item # 7. a.**

**Meeting Date:** 05/04/2015

**Re:** Letter from Sharon Morris Thanking the Police Department for their Swift Repsons

**Submitted For:** Frank Amandro, Deputy Chief , Police Department

---

**SUBJECT:**

Letter from Sharon Morris, Principal of the Positive Expectations Academy, thanking the Fort Pierce Police Department for their swift response on February 3, 2015, when their school was hit by a car.

---

**Attachments**

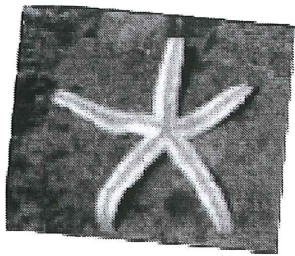
Letter from Sharon Morris

Photo from Sharon Morris

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Robert Bradshaw	04/30/2015 10:18 AM
Form Started By: Sharman Colton		Started On: 04/17/2015 11:15 AM
Final Approval Date: 04/30/2015		



*The Daniel M. Center for Behavioral Change*  
827 Sunrise Blvd  
Ft Pierce, FL 34950  
(Ph)772-466-0051 (Fx)772-466-6616  
*Positive Expectations Academy*  
*Camp Holiday*

RECEIVED  
TIME \_\_\_\_\_  
APR 15 2015  
CITY OF FORT PIERCE  
CITY MANAGERS OFFICE

March 25, 2015

Dear Chief Amandro,

On February 3, 2015, our school Positive Expectations Academy was hit by a car. The car demolished the exterior wall of the school office. This was extremely traumatic for our students and staff. Thanks to the swift response of the Fort Pierce Police Department chaos was turned into order.

Please share our photo and sincere thanks to the officers that responded.

On behalf of Linda Melton, Daniel M. Foundation, Chairman of the Board of Directors

Sharon Morris, Principal

*The Daniel M. Foundation Inc. mission is to enhance the quality of life for children and families struggling with emotional and behavioral issues through educational and behavioral support services.*



**City Commission Regular Meeting**

**Agenda Item # 7. b.**

**Meeting Date:** 05/04/2015

**Re:** Recognition Letter - Code/Animal Control

---

**SUBJECT:**

Email from Fidel Iglesias-Lopez, Law Offices of Fidel Iglesias-Lopez, recognizing the consideration, efforts, professionalism, and time of Manager Arraiz; Animal Control Officer Gasparre; Investigator Coss; and Police Officers Hall and Spotts, and of law enforcement personnel generally, in their responses to citizens of the Admiral Street Crime Watch neighborhood.

---

**Attachments**

Iglesias

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Robert Bradshaw	04/30/2015 10:22 AM
Form Started By: Linda Cox		Started On: 04/21/2015 03:39 PM
Final Approval Date: 04/30/2015		



A Note of Commendation <Watchdog: Virus checked>

Fidel Iglesias

to:

Peggy Arraiz, lcox@city-ftpierce.com, dspotts@fppd.org, bgasparre@city-ftpierce.com, whall@fppd.org

04/20/2015 03:04 PM

Cc:

Nicholas Mimms, "scoss@city-ftpierce.com"

Hide Details

From: Fidel Iglesias <fideliglesias@hotmail.com> Sort List...

To: Peggy Arraiz <parraiz@city-ftpierce.com>, "lcox@city-ftpierce.com" <lcox@city-ftpierce.com>, "dspotts@fppd.org" <dspotts@fppd.org>, "bgasparre@city-ftpierce.com" <bgasparre@city-ftpierce.com>, "whall@fppd.org" <whall@fppd.org>

Cc: Nicholas Mimms <nmimms@city-ftpierce.com>, "scoss@city-ftpierce.com" <scoss@city-ftpierce.com>

Follow Up:

Normal Priority.

History: This message has been replied to.

Dear City Clerk,

It is a distinct pleasure, and honor, to write a brief note of commendation recognizing the consideration, efforts, professionalism, and time of Manager Arraiz; Animal Control Officer Gasparre; Investigator Coss; and Police Officers Hall and Spotts, and of your law enforcement personnel generally, in their responses to me, and other citizens of the Admiral Street Crime Watch neighborhood, over the past.

Over many months, they have shown their sincere concern, promptness, and thoroughness, in addressing our many concerns, regarding the neighborhood. They have helped, very much, in making this a more decent, peaceful, and safer place to live and work.

I'll mail a more formal letter in the coming days.

In the meantime, please let me know if I can, in any way, shed more light on these worth public servants.

Respectfully

Fidel Iglesias

Fidel Iglesias-Lopez, Ph.D., J.D.  
fideliglesias@hotmail.com

FL Bar No. 0627828

Law Offices of Fidel Iglesias-Lopez, P.A.

2900 Admiral Street  
Ft Pierce, FL 34982  
Office: (772) 468-3030  
FAX: (772) 882-9443  
fideliglesias@hotmail.com

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THIS COMMUNICATION MAY BE ATTORNEY/CLIENT PRIVILEGED/CONFIDENTIAL AND OTHERWISE PRIVATE AND INTENDED FOR AUTHORIZED USE ONLY. ANYONE INCORRECTLY RECEIVING THIS COMMUNICATION SHOULD IMMEDIATELY DESTROY SAME, WITHOUT READING ITS CONTENTS, AND NOTIFY THE LAW OFFICES OF FIDEL IGLESIAS-LOPEZ, P.A. AT fideliglesias@hotmail.com.

---

**City Commission Regular Meeting**

**Agenda Item # 9. a.**

**Meeting Date:** 05/04/2015

**Re:** Case #08-0067 - 449 N 6th Street

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

---

**SUBJECT:**

Reduce code enforcement fines in the amount of \$449,820.00 against 449 N 6th St., previously owned by Kermit J. Mullins and Benjamin H. Major of West Palm Beach, FL; currently owned by Jon Neprud of Ft. Pierce, FL to \$2,500.00 payable in 60 days. The balance of the lien is to remain against Mr. Mullins and Mr. Major.

**SUMMARY:**

**BACKGROUND:** The original violations and lien were issued against Kermit J. Mullins and Benjamin H. Major. Mr. Neprud is a neighbor and since it's abandonment 7 years ago, he has wanted to restore the property and continue to keep the peace and harmony of the neighborhood. He purchased the property knowing the fines were continuing to grow and invested over \$35,000.00 correcting the violations and making additional improvements. Mr. Mullins and Mr. Major own two other properties within the city limits.

**REQUEST:** Mr. Neprud is requesting the City Commission waive \$447,320.00 leaving a balance of \$2,500.00 due, payable in 60 days.

**RECOMMENDATION:**

The Special Magistrate heard Mr. Neprud's request and recommends approving the reduction to \$2,500.00 and issuing a partial release of lien on the property with the balance of the lien remaining in full effect against the previous owners, Kermit J Mullins and Benjamin H Major. Her recommendation is based on the following facts:

1. The lien was issued against the previous owners who abandoned the property.
2. Mr. Neprud purchased the property with the knowledge that the lien existed and fines were accruing daily.
3. Mr. Neprud brought the property into compliance investing over \$35,000.00 in improvements.

**ALTERNATIVES:**

1. Deny the request.
2. Make alternative recommendation.

**RESPONSIBLE STAFF:**

Colleen Greer, Executive Secretary.

**COORDINATED WITH:**

Margaret Arraiz, Code Compliance Manager.

---

## Fiscal Impact

**Budgeted Y/N:** 2015

**Fiscal Year:**

**Account:**

**Amount:** \$2,500.00

**OTHER INFORMATION:**

\$2,500.00 to the general fund.

---

## Attachments

[Tax Card](#)

[Request for Reduction](#)

[Breakdown](#)

[Expenses](#)

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## Form Review

**Inbox**

City Manager

Form Started By: Collen Greer

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 10:19 AM

Started On: 04/17/2015 03:26 PM

### Property Identification

**Site Address:** 449 N 6th ST  
**Map ID:** 24/10N

**Parcel ID:** 2410-603-0026-000-4  
**Zoning:** C3

**Account #:** 23307  
**Use Type:** 0800

**Sec/Town/Range:** 10/35S/40E  
**Jurisdiction:** Fort Pierce

### Ownership

Jon Neprud (TR)  
PO Box 3862  
Fort Pierce, FL 34948-3862

### Legal Description

PLAT OF A C DITTMAR'S RE-S/D BLK19 N 60 FT OF LOTS 1 AND 2 AND N 60 FT OF E 25 FT OF LOT 3 (MAP 24/10C) (OR 3598-2665)

### Current Values

**Just/Market:** \$23,400    **Assessed:** \$23,400  
**Exemptions:** \$0        **Taxable:** \$23,400

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$23,400	\$23,400	\$0	\$23,400
2013	\$23,200	\$23,200	\$0	\$23,200
2012	\$23,300	\$23,300	\$0	\$23,300

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2013	3598 / 2665	0001	WD	Berne Platinum LLC,	\$5,000
06-04-2013	3524 / 2928	0111	TD	Mullings, Kermit J	\$12,200
11-28-2007	2915 / 2644	03	PR	Smith (EST), Joseph	\$100

### Primary Building Information

Finished Area of this building: 1,528 SF  
Gross Area of this building: 1,528 SF

#### Exterior Data

**View:**  
**Year Built:** 1910  
**Primary Wall:** Abs Shingle

**Roof Cover:** Asph Shingle  
**Frame:**  
**Story Height:** 1 Story

**Roof Structure:** Gable  
**Grade:** MFFQ  
**No. Units:** 2

**Building Type:** MFH  
**Effective Year:** 1970  
**Secondary Wall:**

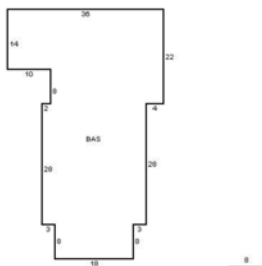
#### Interior Data

**Bedrooms:** 1  
**Full Baths:** 2  
**Half Baths:** 0

**A/C %:** 0%  
**Heated %:** 0%  
**Sprinkled %:** 0%

**Electric:** AVERAGE  
**Heat Type:**  
**Heat Fuel:**

**Primary Int Wall:**  
**Avg Hgt/Floor:** 0  
**Primary Floors:** Double Pine



### Total Areas

<b>Finished/Under Air (SF):</b>	1,528
<b>Gross Area (SF):</b>	1,528
<b>Land Size (acres):</b>	0.17
<b>Land Size (SF):</b>	7,500
<b>Total Building Count:</b>	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP1 HIGH	1	1800	1983

*This information is believed to be correct at this time but it is subject to change and is not warranted.*

© Copyright 2014 Saint Lucie County Property Appraiser.



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date: <b>3-26-15</b>	
Property address: <b>449 N 6th St Fort Pierce 34950</b>	
Owner(s) of record: <b>Jon Nepryd Trustee of Pierce Trust Agreement dated 5-13-2005</b>	
Mailing address: <b>PO Box 3862 Fort Pierce FL 34948-3862</b>	
Property tax ID #: <b>account 2410-603-0026-000/4</b>	
Original purchase date: <b>12-19-2013</b>	Original purchase price: <b>\$ 5000<sup>00</sup></b>
Other Information: <input type="checkbox"/> Inherited Property <input type="checkbox"/> Purchased at Tax Sale <input type="checkbox"/> Adjoining Property Owner	
Property is used for: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot	
Name of person requesting reduction: <b>Jon Nepryd</b>	Relationship to owner(s): <b>Same</b>
Telephone #: <b>772-318-9647</b>	Mobile phone #: <b>Same</b>
E-mail: <b>NA</b>	Preferred contact method: <b>phone / USPS</b>
What are owner(s) intentions for property: <b>To be used for rental Rental Income</b>	
Amount of Fine:	Date Fine Initiated: <b>1/27/09</b>
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Explain: (please attached notice)
Is a lien filed against the property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, what is the lien amount? <b>450020.<sup>00</sup></b>
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 450020.<sup>00</sup>

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 447530.<sup>00</sup>

DOLLAR AMOUNT I AGREE TO PAY

\$ 2500.<sup>00</sup>

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

Jon Nepryd  
(Signature of Owner or Representative)

Jon Nepryd  
(Printed Name)



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR REDUCTION OF PENALTY

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

#### INSTRUCTIONS:

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

Property Address: 449 North Sixth Street Fort Pierce FL 34950

Property Owner: Jan Nepura Trustee of Picaron Trust Dated May 13, 2005

Mailing Address: Po Box 3862 Fort Pierce FL 34948-3862

Telephone #: \_\_\_\_\_ Cell Phone #: 772-318-9647

E-Mail Address: N/A

Is the property in compliance? Yes If no, please explain \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

I have lived across the street from the property for 18 years. Since it's a abandonment 7 years ago it lay in ruin. When it came on the market, I wanted to restore it and keep the peace and harmony in the neighborhood we've enjoyed the past few years. At the time I was considering purchasing the property it's fines were around \$300,000 and climbing \$200 per day, its assessed value is \$25,479.40. Not a sound investment. All the fines to date were caused by a previous owner not myself. I spoke with City Employees extensively about the fines, and eventually was told, if done properly with integrity that the fines could be reduced to the hard cost of \$500,000. I have spent \$35,484.35 on the property not including my labor, \$10,000.00 over its value, and exhausting my funding. I am proud of the work completed and I invite you all to view the property just call me for an appointment at 772-318-9147.

Thank you all very much for your consideration in this matter.

Date: 3/31/15

Signed: [Signature]  
Print Name: Jon Neprud

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jon Neprud who acknowledged before me that the information contained herein is true and correct. He/She is not personally known to me and has produced FL DL N163-434-60-064-0 as identification.

SWORN TO AND SUBSCRIBED before me this 31st day of March, 2015.

NOTARY PUBLIC  
STATE OF FLORIDA  
COLLEEN GREER  
MY COMMISSION # EE 216024  
EXPIRES: November 13, 2016  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public, State of Florida

**PERMIT TIME LIMITS**

COMMENCE WORK  
WITHIN 180 DAYS  
APPROVED INSPECTION  
EVERY 180 DAYS

**CODE IN EFFECT**

**FBC 2010**

**City of Fort Pierce**

**Building Department**

Issued 3/31/14 20 14 POST THIS CARD Permit No: 14-443

**PERMIT FOR CONSTRUCTION**

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS  
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that \_\_\_\_\_

has permission to construct Residential Repair

at No. 449 N 16th St (Address) (Type of Permit) Contractor Edward Speterna Inc

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE OBTAINED IF DRIVEWAY CURB CUT IS TO BE MADE.

Need noc by contractor by 1st insp (Permit Specialist) Quinn Jones

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

“WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.”

SEE BACK OF CARD FOR INSPECTION SIGN OFF.

# MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

**SUBJECT: CODE ENFORCEMENT LIEN REDUCTION**  
449 N 6th Street, Ft. Pierce, FL

DATE: May 4, 2015

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The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 08-0067	\$449,800.00	\$0.00	\$20.00
<b>TOTAL</b>	\$449,800.00	\$0.00	\$20.00

CAN BE WAIVED (ALL COSTS)

\$449,820.00

# EXPENCES 449 N 6th

2013

11/5	Deposit toward Purchase	16
11-5	Wire Fee	
11-14	Pay off Purchase price	150
11-14	Wire Fee	
12-17	flooring used	2
* 12-26	Wire Fee	
12-27	Home Depot	
12-26	Reduced Purchase Refund	
12-26	Wire Fee	
		\$11,158.36
		171
		111

2013 total

Sub total 60

12/31 HD E v # 1085

2014

1-13	Bryan Dodd Lyber	
1-21	Home Depot	
1-23	Paul Welch Engineering	
2-?		
2-3	Home Depot	
2-7	Mustard Seed Towle Park	
2-10	Paul Welch Engineering	
2-14	Home Depot	
2-18	F+PC City Review	
2-26	East coast/Ace	
2-11	F+PC Util	
3-17	F+PC Util	*
3-15	Ed McKernan	*
3-14	Simpson tree	10
3-19	Home Depot	
3-20	Home Depot	
3-21	Simpson tree	
3-26	Lowes	
3-29	Habitat	
3-31	Ace - East Coast	
3-31	City of Ft Pierce	
4-1	F+PC Utility Auth	*
4-1	Habitat	
4-1	ACE	
4-3	ACE	
4-8	HD Electronic	
4-10	HD Elect	
4-11	HD	
4-14	HD Electronic	
4-21	ACE East Coast	1
4-23	HD Electronic reprint receipt	32
4-24	HD	
4-24	ANYTIME Fitness Used flooring	3
4-25	Bohne Mack	
4-29	HD Electronic reprint receipt	9
4-8	F+PC Utilities	*

NR  
NR  
NR  
NR  
NR

449 N 6th Expenses

2014

11 1 Mustang Seed Dishwasher  
 11 15 HD  
 11 17 House of Paint  
 11 26 ECL  
 11 28 HD  
 11 28 ECL

26 63  
 241 66  
 2 40  
 8 23  
 10 64  
9 31

12-9 TW Trading post stove  
 12-14 ACE  
 12-24 Lumber Liquidators  
 12-24 ECL

140 00  
 2 44  
 251 12  
20 21

2015

1-5 EC Lumber "ECL"  
 1-11 Shell  
 1-17 Home Depot "HD"  
 1-20 HD  
 1-22 HD  
 1-23 HD  
 1-27 Walmart  
 1-30 ECL  
 1-31 ECL  
 1-16 Utilities

82 78  
 10 -  
 182 71  
 180 69  
 128 96  
 28 14  
 22 -  
 12 29  
 17 03  
 + 46 21  
714 75

2-3 HD  
 2-9 ECL  
 2-16 HD  
 2-17 HD  
 2-13 FTPC Utilities

30 22  
 38 16  
 43 03  
 51 04  
 + 62 97  
226 62

3 3 HD  
 3 9 HD  
 3 16 HD  
 3 17 HD  
 3 13 FTPC Ut. 1

30 12  
 38 16  
 43 03  
 51 04  
 + 62 97  
225 92

# 449 NGLN EXPENSES

2014

7-1	HD	155.02
7-2	HD	176.23
7-2	ECL	6.38
7-3	Labor JS	220.-
7-3	" MS	168.-
7-3	ECL	8.82
7-5	HD	383.22
7-5	HD	142.15
7-6	HD	94.04
7-7	HD	176.20
7-7	HD	85.53
7-9	HD	167.90
7-9	MS Labor	136.-
7-9	JS Labor	385.-
7-11	HD	8.16
7-11	HD	27.89
7-12	Walmart	35.96
7-12	E+PC Util Ant	72.42
7-14	ECL	19.98
7-15	ECL	35.16
7-15	Labor JS	360.-
7-15	" MS	172.-
7-16	HD	11.96
7-17	HD	101.69
7-18	ECL	46.84
7-19	ECL	14.99
7-23	Labor JS	480.-
7-23	" MS	160.-
7-30	St Lucia Plumbing	2400.-
7-30	HD	121.60
7-30	JS Labor	440.-

8-1	Labor MS	208.-
8-6	" "	40.-
8-6	" JS	365.-
8-10	HD	511.91
8-11	HD	36.14
8-20	HD	39.37
8-22	Labor MS	112.-
8-22	" Spira Ramsumgar	48.-
8-25	Labor	42.98
8-29	ECL	27.84
8-29	Labor MS	140.-

9-1	HD	87.15
9-5	Labor MS	108.-
9-12	" JS	75.-
10-15	HD	351.04
10-26	ECL	276.74
10-27	ECL	4.57
10-27	ECL	24.11

Expenses 449 N6M

2014

5-5	St Lucie Plumbing	1800	20
5-5	Labor John Strong "JS"	265	-
5-6	Home Depot "HD"	11	40
5-7	St Lucie Plumbing	2000	-
5-7	ACE	126	69
5-8	HD	83	07
5-12	HD	48	91
5-12	Ft. Pe. Utilities	38	55
5-14	Labor JS	440	-
5-14	ACE	9	33
5-17	ACE	24	43
5-19	Labor Kim McKensley	56	-
5-20	ACE	158	57
5-21	Labor JS	410	-
5-23	ACE	69	36
5-23	Delta	5	04
5-27	Labor JS	300	-
5-27	HD	24	47
5-29	HD	6	36
5-31	HD	86	80
6-1	ACE	20	80
6-2	Smk used	20	-
6-3	Labor JS	510	-
6-6	Home Depot	86	80
6-6	East Coast	16	98
6-7	Home Depot	80	77
6-10	HD	247	54
6-11	John Strong Labor	640	-
6-11	Mary Smith Labor	84	-
6-12	ACE	235	90
6-12	HD	47	69
6-12	ACE	643	-
6-14	FTR Ut. 1 Auth	48	73
6-13	ACE	235	96
6-16	ACE	98	62
6-17	HD	109	56
6-18	JS Labor	440	-
6-19	HD	23	37
6-21	East Coast	62	51
6-23	HD reprint receipt	312	09
6-23	MS Labor	92	-
6-24	HD	119	82
6-24	HD	8	52
6-24	EC	13	83
6-24	EC	18	09
6-25	JS Labor	312	-
6-26	HD	16	03
6-26	EC	2	11
6-27	HD	155	02
6-30	Lowe's	131	30
6-24	Swisco	24	94

# EXPENCES 449 N 6th

2013

11/5	Depos + toward Purchase	1600.00
11-5	wire fee	25.00
11-14	Pay off purchase price	15200.00
11-14	wire fee	25.00
12-17	flooring used	200.00
12-26	wire fee	15.00
12-27	Home Depot	61.07
12-26	Reduced Purchase Refund	
12-26	wire fee	
\$11,158.36		17126.07
2013 total		11158.36
12-31	HD E r#1085	5967.71
12		53.41
Sub total		6021.12

2014

1-13	Brian Dadd Labor	300.00
1-21	Home Depot	129.48
1-23	Paul Welch Engineering	400.00
2-		
2-3	Home Depot	47.77
2-7	Mustard Seed Towle Rack	5.33
2-10	Paul Welch Engineering	400.00
2-14	Home Depot	53.14
2-18	F+PC City Review	85.00
2-26	East Coast/Ace	8.40
2-11	F+PC Util	35.98
3-12	F+PC Util	36.74
3-13	Ed McKeown	100.00
3-14	Simpson tie	80.40
3-19	Home Depot	65.44
3-20	Home Depot	1.88
3-21	Simpson tie	28.43
3-26	Lowes	16.33
3-29	Habitat	15.98
3-31	Ace - East Coast	7.98
3-31	City & F+Piece	258.25
4-1	F+PC Utility Adv	360.00
4-1	Habitat	7.72
4-1	ACE	2.97
4-3	ACE	1.05
4-8	HD Electronic	293.90
4-10	HD Elect	43.02
4-11	HD	45.65
4-14	HD Electronic	96.55
4-21	ACE East Coast	152.79
4-23	HD Electronic reprint receipt	3211.84
4-24	HD	14.87
4-24	APV Time Fitness Used flooring	300.00
4-25	Banner Mable	100.00
4-29	HD Electronic reprint receipt	903.85
4-8	F+PC Utilities	51.94

**City Commission Regular Meeting**

**Agenda Item # 9. b.**

**Meeting Date:** 05/04/2015

**Re:** Amend Awardee for Commercial Facade Grant

**Submitted For:** Libby Woodruff, Grant Writer, Urban Redevelopment

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**SUBJECT:**

Approval to amend commercial facade grant previously awarded to Bible Way Soul Saving Station, Inc. for 464 N. 9th Street to Save Our Children, Inc. since the 464 N. 9th Street property now belongs to Save Our Children, Inc.

**SUMMARY:**

Please amend commercial facade grant previously awarded to Bible Way Soul Saving Station, Inc. for 464 N. 9th Street to Save Our Children, Inc. since the 464 N. 9th Street property now belongs to Save Our Children, Inc. via Quit Claim Deed.

**RECOMMENDATION:**

Amend the commercial facade grant award from Bible Way Soul Saving Station, Inc. to Save Our Children, Inc.

**ALTERNATIVES:**

Do not amend the grant award which will cause property to be ineligible to receive facade grant award since the Bible Way Soul Saving Station, Inc. organization was dissolved in 2010.

**RESPONSIBLE STAFF:**

Libby Woodruff

**COORDINATED WITH:**

Nicholas Mimms, Deputy City Manager

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**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2014-2015  
**Account:** 10390025548341  
**Amount:** 9,000.00

**FISCAL IMPACT:**

Funding for the 2014-2015 Commercial Facade Grant awards was allocated in the 2014-2015 CDBG Action Plan.

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**Attachments**

[464 N 9th Quit Claim Info](#)

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## Form Review

**Inbox**

City Manager

Form Started By: Libby Woodruff

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 11:42 AM

Started On: 04/13/2015 09:28 AM

# Save Our Children Board Meeting meeting minutes

Location: Save Our Children, Fort Pierce, FL

Date: Friday October 17th, 2014

Time: 6:00pm

Attendees: Devoshay Johnson, Kenneth Mills, Donna Mills, Shaniek Maynard, Gary Esch, Cherrie Johnson, Staff Members: Carol Kenyon, Pinkie Miller

## Agenda items

Meeting called to order at 6pm with Prayer by Eric Howard.

- April 4th, 2014 phone conference meeting and February 2014 meeting minutes reviewed and moved by Donna Mills and 2nd by Kenneth Mills that minutes for both meetings stand as approved.
- **Directors Report: Rev Mills would like to donate all the assets of the Bible Way Soul Saving Station Inc. over to Save Our Children organization. These would include a bus, the building property 915 Dundas Court, 464 North 9<sup>th</sup> St, 436 North 9<sup>th</sup> Street and any other material assets owned by the sister organization. It was moved by Shaniek Maynard and second by D-Shay Johnson that all assets be accepted by Save Our Children from Bible Way Soul Saving Station. All Ayes, Motion Carried.**
- New Business: Kenneth Mills: Asking the board for approval for staff to get started on new grants for 2015. Grants for children Services Council, United Way and EFSP From United Way, It was moved by Shay Johnson and second by Shaniek Maynard to move ahead with new grants.
  - Next Board Meeting Scheduled for December 19, 2014@ 6pm
  - Black Entrepreneur Event on Nov 8th: Kenneth Mills asking board members if we can set up a table at this event from 3pm to 9pm. Vendor Opportunity at the event. Suggestion by Shaniek Maynard can we request \$100 from each board member.
  - Donna Mills has gotten calls for little Caesar or Domino Pizza for a fundraiser
  - Suggestions: Shaniek Maynard to campaign speaking to different organizations for United Way to raise direct funds from programs and Ken Mills or Carol Kenyon go to places and do presentations for United Way. Dr. Mills said she would take a slot. Carol Kenyon suggested doing a video of the kids. Dr. Mills suggested bringing a form to fill out and board members can decide on a spot to take the kids to do a presentation for untied way. Save Our Children Mentoring on 11:45 10/22 at Samuel Gaines Academy for Meet and Greet.
  - Shaniek announces stepping down as board member due to new position with the Round Table. Position is a conflict of interest, however will remain involved as an Advisor to the Board.

- CSC Nov 4th Ballot Vote Yes to Reauthorize, On personal time we can say what we may in regards to encouraging voters to get involved, however on board/program time we can only provide the facts and explain the options, encouraging potential voters to get out and vote. Discussed signs at teachers union office, need group to hold signs the week before elections, pick a day to go as SOC, Dr. Mills will send out memo to campaign committee to help push vote for CSC. Signs that show the broad spectrum of the issues, Inform the public that CSC funds programs such as Ages and Stages, Early Steps, Boys and Girls Clubs, Save Our Children
- Could Shay ask Jamaal to consider getting involved with the Board. Call CSC to ask what we can do as board members of SOC to help CSC, consider voting day Nov 4th to take action and be visible for the vote.
- Anthony has agreed to serve on the board
- People are suing for not receiving records when requested, make sure we as a nonprofit produce records when requested. Even if we have to ask them to give us 24 hours to respond to the request. Contact CSC lawyers to see how to go about it.
- Devoshay Johnson requests that we recite our vision statement at each meeting so we will know it. Cherrie Johnson and Devoshay will look into possibly revising and switching out the mission and vision statements. At the next meeting we will finalize the mission and vision and logo
- Set up a group move day, our goal is to move everything from the 17th Street building to the 9th Street building by the end of October, tentative goal is to be completely moved by December 1 or 6th as tentative move in date.
- Christmas gifts 12.22.2014 Monday, Thanks to Mr. Ruso, he wants to provide Thanksgiving dinners
- Our final 2014 Board meeting will be held on Friday December 19th, 2014

Action items	Owner(s)	Deadline	Status
Save Our Children Physical Move	Kenneth Mills, etc.	December 6th	In progress
Logo, Mission, Vision Changes	Devoshay Johnson, Cherrie Johnson	December 19th	In Progress
Vision, Mission Memorization	All Board Members	1st 2015 Meeting	In Progress
Promoting CSC Vote	All Members	November 4	In Progress

Action items

Owner(s)

Deadline

Status

United Way Video

Ken, Carol, Cherrie

TBA

In Progress

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4053634 03/30/2015 at 08:51 AM  
OR BOOK 3729 PAGE 2619 - 2620 Doc Type: DEED  
RECORDING: \$18.50  
D DOC STAMP COLLECTION: \$0.70

Recording requested by: Rev. Ken Mills Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by: \_\_\_\_\_  
Name: Ken Mills / Save Our Children Name Rev. Ken Mills Sr.  
Address: P.O. Box 311 Address 464 N 9th St.  
City/State/Zip: Ft. Pierce, FL 34954 City/State/Zip Ft. Pierce, FL 34950  
Property Tax Parcel/Account Number: 2410 601 0037 000 / 8

## Quitclaim Deed

This Quitclaim Deed is made on March 27, 2015, between  
Bible Way Soul Saving Sta., Grantor, of Fort Pierce  
\_\_\_\_\_, City of Fort Pierce, State of Florida,  
and SAVE OUR CHILDREN, INC, Grantee, of St. Lucie County  
\_\_\_\_\_, City of Fort Pierce, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 464 North 9th St.  
\_\_\_\_\_, City of Fort Pierce, State of Florida :

10 355 40 E  
Fee AWD May's RE-S/D B/K C Lots  
1 and 2

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: March 27, 2015

Rev. Dr. Kenneth Mills Jr.  
Signature of Grantor

Bible Way Soul Saving Station  
Name of Grantor

Cheri Johnson  
Signature of Witness #1

Cherrie Johnson  
Printed Name of Witness #1

Kenyon  
Signature of Witness #2

Carol Kenyon  
Printed Name of Witness #2

State of Florida County of St. Lucie  
On 3/27/15, the Grantor, Rev. Dr. Kenneth Mills, Sr.

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Frances Watson  
Notary Signature

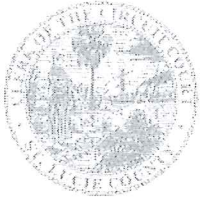
Notary Public,

In and for the County of St. Lucie State of FL

My commission expires: 2/25/17 Seal



Send all tax statements to Grantee.



Joseph E. Smith, Clerk  
 201 S. Indian River Dr.  
 Fort Pierce, FL 34950  
 (772) 462-6900



**Print Date:**  
 3/30/2015 8:51:22 AM

Transaction #: **1198234**  
 Receipt #: **1128571**  
 Cashier Date: **3/30/2015 8:51:20 AM**  
 (FREEMANC)

www.slcclerkofcourt.com

Customer Information	Transaction Information	Payment Summary
( ) SAVE ONE CHILDREN INC . . .. .	Date Received: 03/30/2015 Source Code: North County Return Code: Over the Counter Trans Type: Recording Agent Ref Num:	Total Fees \$19.20 Total Payments \$19.20

1 Payments		
CASH	<b>Tendered: \$20.00 Refund: \$0.80</b>	\$19.20

1 Recorded Items		
(DEED) DEED	BK/PG: 3729/2619 CFN:4053634 Date:3/30/2015 8:51:19 AM From: <b>BIBLE WAY SOUL SAVING STA</b> To: <b>SAVE OUR CHILDREN INC</b>	
Recording @ 1st=\$10 Addt'l=\$8.50 ea.	2	\$18.50
Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.	2	\$0.00
Deed Doc Stamps @ \$0.70 per \$100	100	\$0.70

0 Search Items
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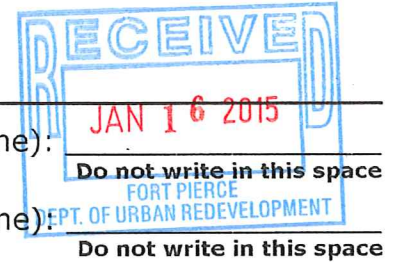
0 Miscellaneous Items
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Application Date: \_\_\_\_\_

Received by City: (Date/Time): \_\_\_\_\_

Received by (City Staff Name): \_\_\_\_\_



PLEASE READ THIS **ENTIRE** DOCUMENT **BEFORE** BEGINNING A GRANT APPLICATION.

## 2014-2015 COMMERCIAL FAÇADE GRANT APPLICATION

The City of Fort Pierce is excited to provide this grant opportunity to commercial property owners for façade improvements. The grant award is a 3:1 match, meaning, the City of Fort Pierce will pay \$3 for every \$1 the grantee contributes to the project, or 75% of façade improvement costs, up to \$10,000.

Commercial properties eligible to receive Commercial Façade Grant funding must be located within the City of Fort Pierce's Qualifying Census Tracts (QCT's). Please see the U.S. Census Tract Map located on the last page of this Grant Application and in the Commercial Façade Grant Program Guidelines that highlights the HUD designated QCT's.

In addition to being located in a QCT, your property must be in a commercially-zoned area and your project must comply with the Commercial Façade Grant Program Guidelines in order for you to be eligible to apply for this grant. Program Guidelines are available on the City of Fort Pierce website ([www.cityoffortpierce.com](http://www.cityoffortpierce.com)), via email to [ewoodruff@city-ftpierce.com](mailto:ewoodruff@city-ftpierce.com), or pickup at Fort Pierce City Hall Planning Department, 100 N. US Hwy. 1.

While there is no closing date for this grant opportunity, the City Grants Administrator will submit all qualifying applications, on a first-come, first-served basis, to the City's Communitywide Council for scoring and recommendation for funding to the City Commission, until all funds allocated for this Commercial Façade Grant opportunity are committed.

### **ADDRESS OF COMMERCIAL PROPERTY WHERE FAÇADE GRANT IMPROVEMENTS ARE**

**PROPOSED:** 464 North 9<sup>th</sup> Street, Fort Pierce, Florida 34950

### **APPLICANT/PROPERTY OWNER INFORMATION**

Name of Applicant (property owner):  Kenneth Mills Sr. and Donna Mills

Mailing Address: (address, city, state, zip code)  P.O. Box 311 Fort Pierce, FL 34950

Telephone  772-466-8398 Email:  kmills@saveourchildreninc.org

### **CONTACT INFORMATION**

If we have questions regarding your grant application, who shall we contact?

Name:  Kenneth Mills Sr.

Telephone:  772-370-5420 Email:  kmills@saveourchildreninc.org

# 2014-2015 COMMERCIAL FAÇADE GRANT APPLICATION

What is the current zoning of the property?   C3  

(Please include printout from St. Lucie County Property Appraiser that lists zoning information.)

Are there presently Code Violations registered against this property? **No**

If yes, describe and/or attach documentation:

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---

## GENERAL INFORMATION:

1. Is the application for a single- or multi-tenant building?  Single-tenant  Multi-tenant

2. Is the building occupied or vacant?  Occupied  Vacant

3. If occupied, provide the name of the business(s) and the business type(s):

  Save Our Children Center, Inc.; After school tutorial and recreational center and summer youth program  

4. If vacant, does the building currently meet all local and state code requirements?  
 Yes  No **n/a**

5. If No, will you be making improvements concurrently with your façade grant improvements so that the building meets all local and state code requirements?  
 Yes  No **n/a**

6. If vacant, do you currently have a signed lease with a business to occupy the building?  
 Yes  No **\*If Yes, please provide a copy of the lease. n/a**

7. If Yes, what is the business name and type? **n/a**

Name: \_\_\_\_\_

(select one)  Retail  Service  Professional  Not-for-profit  Other: \_\_\_\_\_

# 2014-2015 COMMERCIAL FAÇADE GRANT APPLICATION

## PROJECT INFORMATION

### 1. **Scope of Work and Cost Estimates:**

A detailed Scope of Work must be included for the application to be complete. It must adequately describe the work to be done, services needed, products required to complete the façade grant project and timeline for each improvement.

A cost estimate must also be included for the application to be complete. It must adequately estimate the price of the work to be done and all of the materials/products required in completing the façade grant project. Three cost estimates are preferred and should be provided on contractor letterhead with contractor contact information.

*The Scope of Work includes Demolition of an existing deteriorating and unoccupied building (**Exhibit #1**). The demolition of this building will increase parking from about 5 vehicles to possibly 15. It will also allow for greater ease of entering and exiting the property. The demolition quote from Ashley Demolition Inc. is attached and totals at \$4,200.*

*Custom Painting by Bob will re-paint the building to remove the current signage so that we can display the Save Our Children Signage on the Building (**Exhibit #2, #3, & #4**). The detailed estimate for this is attached and totals at about \$2,600. The third part of the project is landscaping that will be provided by Plant Haven Whole Sale Nursery Inc. Attached is detailed drawing and price quote for plants and work to be performed (**Exhibit 1 & #2**); the estimate for this portion of the project is \$5,026.50. Please see attachments #1, #2 & #3 for detailed items and quotes.*

*This entire project should take about three months to complete. The first month will be used for demolition and preparation of the grounds for parking, by the end of the first month painting will begin and should be completed within two to three weeks. Afterwards landscaping will be done as the final portion of this project which will commence about one week after the painting is completed and dried. Depending on when funding is awarded and released the project could be done by June 30<sup>th</sup>, 215.*

2. After obtaining a signed Grant Agreement, how many weeks will it take for you to start construction? 2 Weeks
3. How many months do you expect it to take to complete your project? 2-3 Months
4. Estimated Total Project Cost per cost estimate (Façade Grant-eligible improvements only): \$15,000
5. Amount of grant funds requested (75% of the Estimated Total Project Cost above, not to exceed \$10,000: \$10,000
6. Are you undertaking additional improvements at this time which are not Façade Grant eligible?  Yes  No

\*It is important to include this information because it helps with leveraging calculations, which affect the grant application in a positive way.

7. If Yes, what is the estimated cost of these improvements: \$ n/a
8. Please describe these improvements (attach additional pages, if necessary):

- ✓ Funding awards will not be increased after notification of the initial award.
- ✓ Reimbursement will occur after project completion or after each phase is completed (if phases are approved) and upon submission of appropriate invoices and proof of payment documents as outlined in the Guidelines.
- ✓ Grant Recipient will regularly submit monthly progress reports to the City Grants Administrator throughout the duration of project, until the project is completed.
- ✓ The Façade Grant will be completed, meaning all close-out documents, reports, requests for reimbursement, etc. will be submitted before September 30, 2015. Extensions due to extenuating circumstances may be given at the discretion of the City Grants Administrator.

*Rev. Kenneth Mills Sr*  
Signature of Property Owner

Rev. Kenneth Mills SR  
Printed Name

1-12-15  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**WARNING**

Project improvements that are part of this Commercial Façade Grant application shall not be started prior to the applicant having a signed Grant Agreement. This includes entering into any agreements or contracts with contractors or purchasing materials for these improvements. Starting the project prior to having a signed Grant Agreement with the City will result in a loss of awarded grant funds.

**2014-2015 COMMERCIAL FAÇADE GRANT APPLICATION**

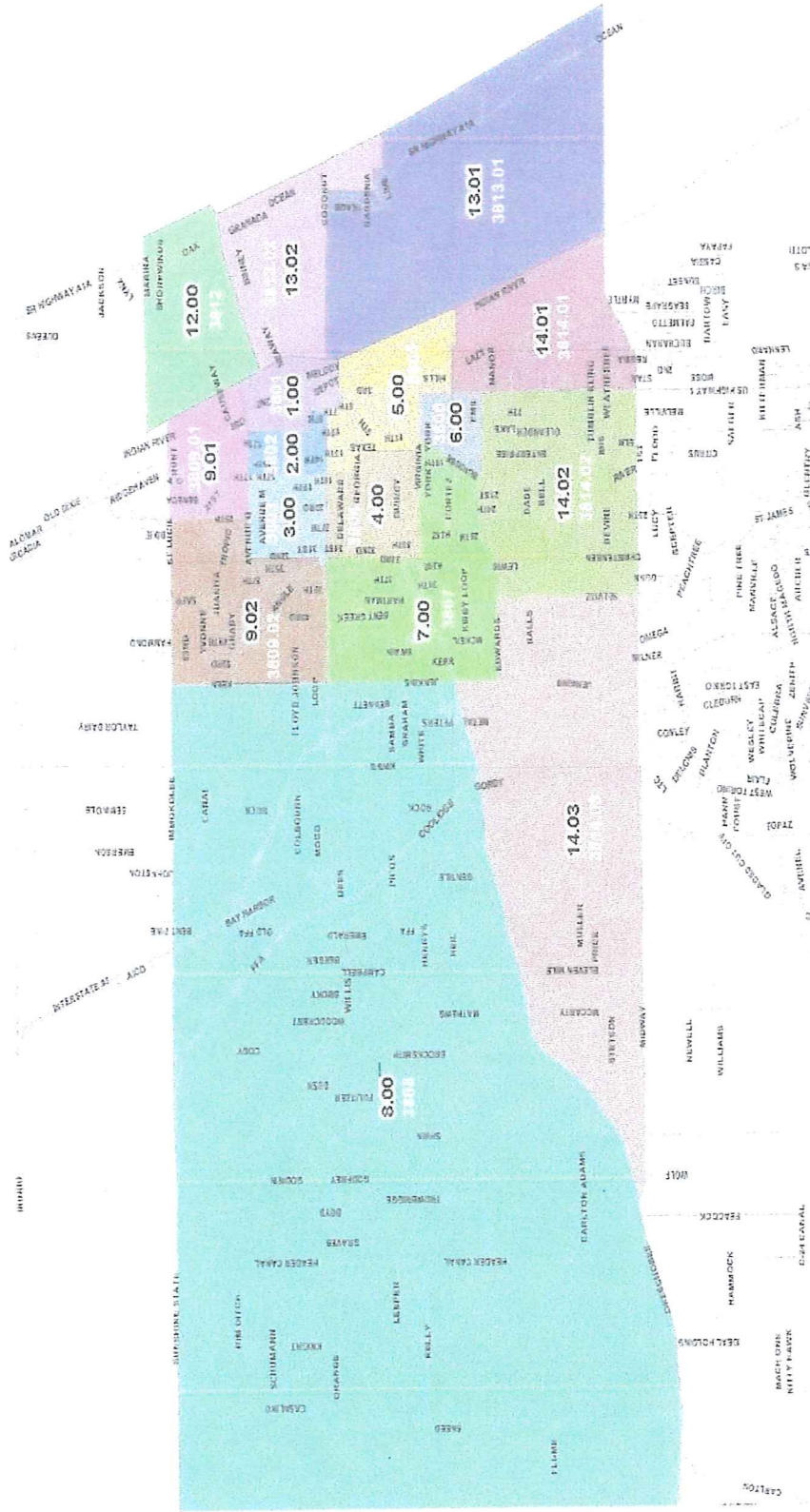
**APPLICATION CHECKLIST**

One 'original', seven (7) copies and one (1) digital copy of your completed Commercial Façade Grant Application, which should include, in this order:

- A detailed Scope of Work, which must include all work proposed in the Façade Grant project, including the materials/products to be used.
- At least one (1) cost estimate for work to be performed and materials/products needed. Three (3) estimates are preferred on contractor letterhead with contractor contact information.
- Current photographs of the property showing the façades of the building(s) to be improved.
- Clear notations made on photographs of the building(s), and/or notations made on separate drawings, illustrating the areas or features of the building that will be improved. Describe in detail the building materials, doors, windows, awnings, landscaping, parking, and other features that will be part of the project.
- Landscape plans showing property boundaries, adjacent roads, building footprints, paved areas, parking areas, existing vegetation, proposed plant names/species, size of plants at time of planting, and placement of each proposed plant on the site, if needed.
- Parking lot plans and/or sketches plans/site plans showing property boundaries, adjacent roads, building footprints, paved areas for parking and circulation, parking spaces (existing and proposed), and other pertinent information, if needed.

Commercial properties eligible for this Façade Grant must be located within **Qualified Census Tracts**, per the U.S. Department of Housing and Urban Development's (HUD's) 2015 listing of Qualified Census Tracts, which can be found at this link: <http://qct.huduser.org/tables/1statetable.odp?statefp=12.0&DDAYEAR=2015>

## City of Fort Pierce



### Fort Pierce Commercial Façade Grant Qualifying Census Tracts

### US Census Bureau - American FactFinder

Subject	Tract 3801	Tract 3802	Tract 3803	Tract 3804	Tract 3805	Tract 3806	Tract 3807	Tract 3808	Tract 3809.01	Tract 3809.02	Tract 3812.04	Tract 3813	Tract 3814.01	Tract 3814.02
Population //	781	3,433	7,014	5,606	7,239	4,146	7,089	2,045	2,443	5,385	2,811	3,554	4,238	5,565
% Below Poverty Level	51.6%	42.9%	43.7%	33.3%	23.2%	27.2%	14.7%	17.8%	22.7%	20.2%	8.5%	15.7%	11.0%	15.1%

Save Our Children Center Inc.

Commercial Façade Grant Application

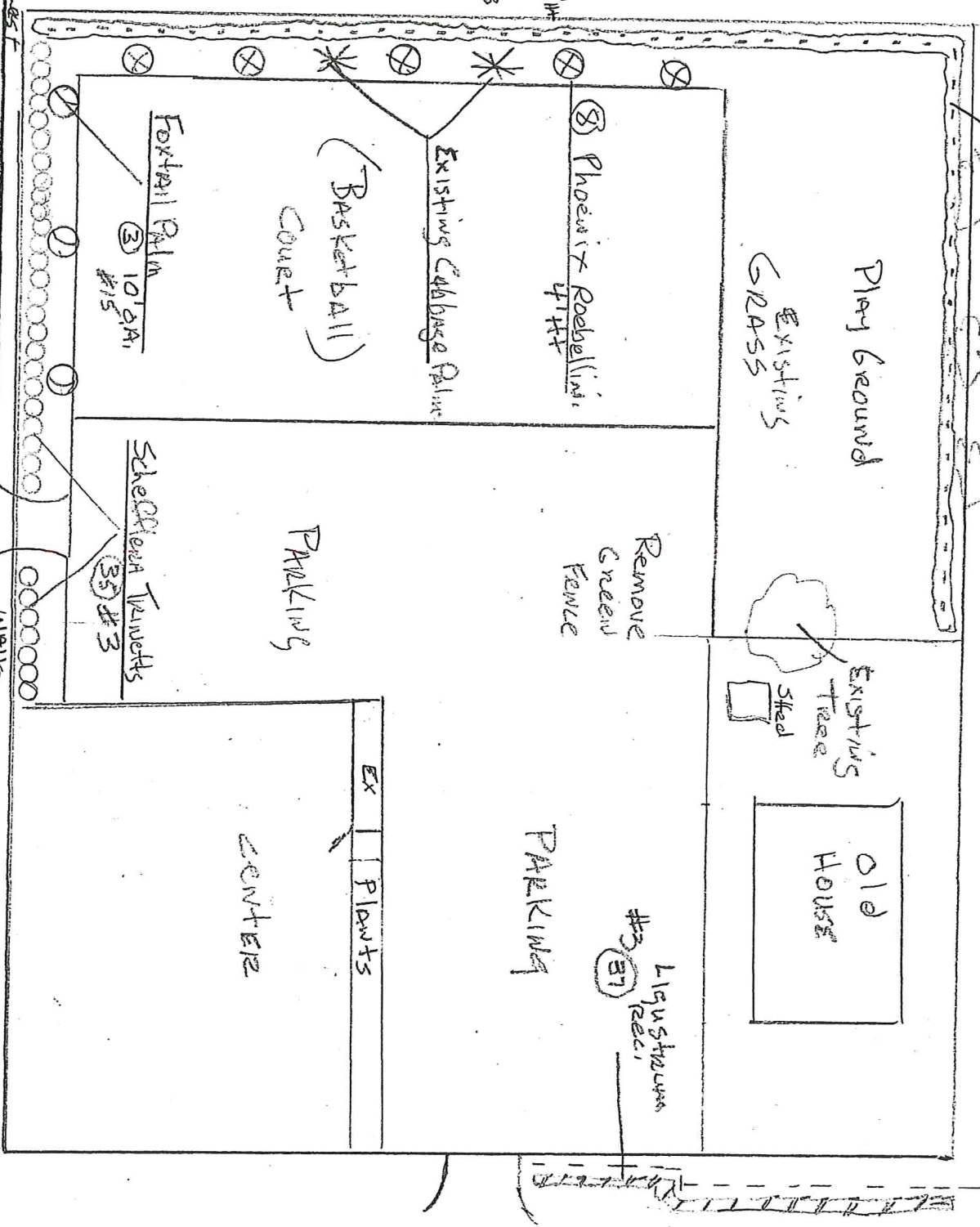
Explanation of project, improvements and business currently in operation

The Save Our Children Center is an after school and summer program for inner city youth. We have relocated to a safer and larger location which allows us to help more children than our previous building capacity wise was able to. We are in need of a few exterior upgrades to get things as they should be on the property.

This includes Demolition of an existing deteriorating building on the property to provide for adequate parking, re-painting of the building with removal of the current signage and replace it with the Save Our Children signage and then new landscaping.

This property allows us to provide outdoor gated play for the children we serve. These additional improvements will help us reach our capacity goals for this location.





Football Palm 3 #15 10"  
 Phoenix Roebellini 8 #4 4"  
 Schefflera Trineths 35 #3  
 COCO PLUM 100 #3  
 Lignstrum 37 #3

DRAWN BY  
 Bruce Hopper  
 Plant Haven Wholesale  
 Nursery  
 2712 NW 201 St  
 Ft Pierce, FL 34930  
 712 201 2300

Ft Pierce Fla  
 AVE "D"

SEMINOLE FORM 596

Attachments #2  
Custom Painting by Bob  
Bob Bach  
772) 979-1051

PROPOSAL

Page No. 1  
of 1 Pages

Licensed & Insured

PROPOSAL SUBMITTED TO:	PHONE: 772-466-8398	DATE: 12/22/14
NAME: Rev. Dr. Kenneth Mills	JOB NAME: Save Our Children	
STREET:	STREET: 1611 Ave. D	
CITY:	CITY: Fort Pierce	STATE: FL.
STATE:		

We hereby submit specifications and estimates for:

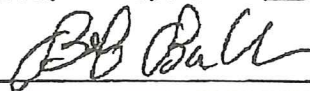
Pressure Clean all Exterior walls of Building.  
Repaint Building White.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

Two thousand six hundred dollars (\$ 2,600.00 ) with payment to be made as follows:  
\$600.00 required up front to cover materials. Remaining  
Balance paid in full upon jobs completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature



ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature \_\_\_\_\_

Attachment #13

**ASHLEY DEMOLITION**  
JOHN O'CONNELL INC DEMOLITION LICENCE NUMBER 22089

December 26, 2014

Kenneth Mills

Save Our Children Inc.

**Re: Demolition and removal of house located at  
436 N 9th Street, Fort Pierce, FL**

Professional services to be rendered shall consist of the following:

1. Pull demolition permit
2. Disconnect utilities
3. Demolish and remove house
4. Pay dump fees
5. Grade work area

Our proposal for the above work is in the amount of **\$4,200.00**.

If you have any questions please call me at your convenience.

Sincerely,

John O'Connell

Exhibit # 1



Exhibit # 2



Exhibit # 3



Exhibit # 4



# Chris Craft

St. Lucie County Tax Collector  
 P.O. Box 308 • Fort Pierce, FL 34954-0308  
 772-462-1650 • www.tcslc.com

## 2014 REAL ESTATE

### NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Skip The Trip! [www.tcslc.com](http://www.tcslc.com)

- Echeck (electronic payment from your checking account with no fee)
- Credit card (convenience fee applies)

Print Your Receipt Instantly Online!

ACCOUNT

2410-601-0037-000/8

ESCROW

Bible Way Soul Saving Station  
 PO Box 311  
 Fort Pierce, FL 34954-0311

464 N 9th ST, FP  
 FEE AND MAY'S RE-S/D BLK C LOTS  
 1 AND 2 (MAP 24/10C) (OR  
 814-29: 820-437)

#### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	138,900	138,900	0
Co Public Transit MSTU	772-462-1670	0.1269	138,900	138,900	0
Erosion District E	772-462-1670	0.0925	138,900	138,900	0
Law Enf, Jail, Judicial Sys	772-462-1670	3.2699	138,900	138,900	0
Co General Revenue Fund	772-462-1670	3.7764	138,900	138,900	0
St Lucie County Port Bond	772-462-1670	0.0154	138,900	138,900	0
Childrens Service Council	772-408-1100	0.4765	138,900	138,900	0
St Lucie Co Fire District	772-621-3338	3.0000	138,900	138,900	0
FL Inland Navigation Dist	561-627-3386	0.0345	138,900	138,900	0
City of Fort Pierce	772-467-3073	6.5786	138,900	138,900	0
School Discretionary	772-429-3970	0.7480	138,900	138,900	0
School Capital Improvemnt	772-429-3970	1.5000	138,900	138,900	0
School Reg Local Effort	772-429-3970	4.9930	138,900	138,900	0
Mosquito Control	772-462-1670	0.2522	138,900	138,900	0
S FL Wtr Mgmt District	561-686-8800	0.3842	138,900	138,900	0
<b>MILLAGE CODE</b> 9022	<b>TOTAL MILLAGE</b> 25.4794	<b>TOTAL AD VALOREM TAXES</b>		<b>\$0.00</b>	

RETAIN THIS PORTION FOR YOUR RECORDS



Receive your tax bill by email.

[www.tcslc.com](http://www.tcslc.com)  
 click "Sign up for eBill"

Go Paperless!

#### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
<b>TOTAL ASSESSMENTS</b>	
	<b>\$0.00</b>

Scan to view your bill online

**COMBINED TAXES AND ASSESSMENTS** \$0.00

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Dec 31, 2014	\$0.00		
--	-----------------------------	--------------	--------	--	--

# Chris Craft

St. Lucie County Tax Collector  
 P.O. Box 308 • Fort Pierce, FL 34954-0308  
 772-462-1650 • www.tcslc.com

## 2014 REAL ESTATE

ACCOUNT

2410-601-0037-000/8

Pay online at [www.tcslc.com](http://www.tcslc.com)

#### AMOUNT DUE

I am paying the following amount (check only one box):

- Dec 31, 2014 \$0.00
- 
- 
- 
- 

Checks payable to St. Lucie County Tax Collector  
 U.S. funds only through U.S. bank  
 No postdated checks • Print receipt online

Bible Way Soul Saving Station  
 PO Box 311  
 Fort Pierce, FL 34954-0311

**Property Identification**

Site Address: 464 N 9th St  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10C  
 Zoning: C3

Parcel ID: 2410-601-0037-000-8  
 Account #: 23175  
 Use Type: CHRCHS  
 Jurisdiction: Fort Pierce

**Ownership**

Bible Way Soul Saving Station Inc  
 PO Box 311  
 Fort Pierce, FL 34954-0311

**Legal Description**

FEE AND MAY'S RE-S/D BLK C LOTS 1 AND 2 (MAP 24/10C)  
 (OR 814-29: 820-437)

**Current Values**

Just/Market Value: \$138,900  
 Assessed Value: \$138,900  
 Exemptions: \$138,900  
 Taxable Value: \$0  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 5,278  
 Land Size (acres): 0.34  
 Land Size (SF): 15,000

*This information is believed to be correct at this time but it is subject to change and is not warranted.*

© Copyright 2014 Saint Lucie County Property Appraiser.

**City Commission Regular Meeting**

**Agenda Item # 9. c.**

**Meeting Date:** 05/04/2015

**Re:** Funding Opportunity: Department of Justice-Bulletproof Vest Partnership (BVP) Program

**Submitted For:** Frank Amandro, Deputy Chief , Police Department

---

**SUBJECT:**

Approval to submit and accept a grant application for Department of Justice funding not to exceed \$30,000 under the Bulletproof Vest Partnership (BVP) Program.

**SUMMARY:**

The Bulletproof Vest Partnership (BVP) Program is a US Department of Justice grant that covers 50% of the cost for bullet resistant body armor for officers.

**RECOMMENDATION:**

Approve the request.

**ALTERNATIVES:**

None

**RESPONSIBLE STAFF:**

Interim Chief Frank Amandro

**COORDINATED WITH:**

Melissa Alexander - Payroll Specialist

---

**Fiscal Impact**

**Budgeted Y/N:** N  
**Fiscal Year:** 2016  
**Account:** 10130055215251  
**Amount:** 30,000

**FISCAL IMPACT:**

This grant requires a 50% Cash Match not to exceed \$30,000, which will be budgeted for in the department's FY 2016 budget.

---

**Attachments**

Grant Opportunity Announcement

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Finance Department	Gloria Johnson	04/22/2015 01:49 PM

City Manager

Robert Bradshaw

04/30/2015 10:20 AM

Form Started By: Melissa Alexander

Started On: 04/21/2015 01:13 PM

Final Approval Date: 04/30/2015

## Melissa Alexander

---

**From:** owner-bvp-list@ojp.usdoj.gov on behalf of BVP [bvp@usdoj.gov]  
**Sent:** Wednesday, April 01, 2015 12:36 PM  
**Subject:** Bulletproof Vest Partnership (BVP) 2015 Application Announcement

Dear BVP Participant:

The Bureau of Justice Assistance (BJA) is pleased to announce the Fiscal Year 2015 BVP application funding period.

Applications for FY 2015 BVP funds will be accepted beginning Wednesday, April 1, 2015. All applications must be submitted online at <http://www.ojp.usdoj.gov/bvpbasi/> by 6:00 pm (e.d.t.), Wednesday, May 13, 2015.

### Important Information Regarding FY 2015 BVP Funds:

1. Jurisdictions receiving funding for reimbursement of body armor purchases must have a written mandatory wear policy for uniformed patrol officers, in place when the FY 2015 BVP applications are submitted. Please see the BVP mandatory FAQs for further guidance on this requirement: <http://www.ojp.usdoj.gov/bvpbasi/docs/FAQsBVPMandatoryWearPolicy.pdf>
2. Each vest purchased with FY 2015 funds must meet National Institute of Justice (NIJ) standards on the date it was ordered and must be American-made. Please see this website for the latest NIJ compliant vests: [https://www.justnet.org/other/ballistic\\_cpl.html](https://www.justnet.org/other/ballistic_cpl.html) and [https://www.justnet.org/other/stab\\_cpl.html](https://www.justnet.org/other/stab_cpl.html)
3. Jurisdictions with more than one law enforcement agency (LEA) associated with the jurisdiction account may not submit a separate application. Instead, the LEAs associated with jurisdictions with more than one LEA must submit their own application information and vest needs to the jurisdiction. The jurisdiction will then submit the LEA applications in one submission to BJA.
4. To ensure that program participants are submitting applications that accurately reflect their vest needs for the next two years, please review the program guidance below. Prior to submitting an application for FY 2015 BVP funds:
  - a. Verify that the number of vests indicated on the application does not exceed actual agency needs. Review all currently deployed vests for those that will need to be replaced during the next two years, according to the replacement cycle indicated on your BVP system profile. Applications for funds should reflect the number of vests your agency needs to replace within the next two years, and vests for officers your agency anticipates hiring in the next two years. (New hires can be anticipated based on the average number of officers hired over the most recent three years.)
  - b. Ensure that the application accurately reflects the current market cost for the vests identified on the application.
  - c. Review previous year(s) BVP funding to identify any unspent funds that might currently be available for BVP needs.

Your careful attention to actual vest needs will help ensure that all eligible jurisdictions submitting requests will receive the maximum allowable based on the appropriation and distribution guidelines.

For questions regarding this email or for assistance with the online application process, please do not hesitate to call the BVP Help Desk at 1-877-758-3787, or email [vests@usdoj.gov](mailto:vests@usdoj.gov).

Sincerely,

The BVP Program Team



**City Commission Regular Meeting**

**Agenda Item # 9. d.**

**Meeting Date:** 05/04/2015

**Re:** Above Ground LP Tank for Bill Harris

**Submitted For:** Marc Meyers, Building Official, Building

**SUBJECT:**

Approval of application of Bill Harris to install an above ground LP tank at 944 Seaway Dr.

**SUMMARY:**

Bill Harris has requested a permit to install an above ground LP tank to service a water heater at 944 Seaway Dr. City Commission approval is required per Section 7-20 of the City Ordinance.

**RECOMMENDATION:**

Approval of the LP tank

**ALTERNATIVES:**

Deny the installation of the LP tank

**RESPONSIBLE STAFF:**

Marc Meyers, Building Official

**COORDINATED WITH:**

Kristie Kirstein, Senior Permit Specialist

**Fiscal Impact**

**Budgeted Y/N:**

**Fiscal Year:**

**Account:**

**Amount:**

**OTHER INFORMATION:**

A gain of \$164.50 to the Building Department Fund for permit and application fees.

**Attachments**

944 Seaway Dr

**Form Review**

**Inbox**

City Manager

Form Started By: Kristie Kirstein

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 10:23 AM

Started On: 04/21/2015 06:44 PM





**CITY OF FORT PIERCE, FLORIDA  
BUILDING DEPARTMENT  
APPLICATION FOR BUILDING PERMIT**  
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 15-891  
FBC 2010

\*Property Address 944 Seaway Dr. \*Date \_\_\_\_\_ \*# of plans submitted \_\_\_\_\_ \*# of CD's submitted \_\_\_\_\_  
Parcel ID# 2402-142-0005-000-2 Phone # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
(Located on your tax bill) Email Address \_\_\_\_\_ Cell # (\_\_\_\_) \_\_\_\_\_  
\*Owner Name Bill Harris \*Owner Address 1708 SE Clearmont St, PSL

Type of permit Gas \*Valuation \$ 1285.00  
\*Description of Work 120 Above ground gas tank & line to water Heater.

Architect: \_\_\_\_\_ Phone(\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Email Address \_\_\_\_\_  
Engineer: \_\_\_\_\_ Phone(\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Email Address \_\_\_\_\_

\*CONTRACTOR/APPLICANT INFORMATION: City License # \_\_\_\_\_ State License # \_\_\_\_\_  
Company Name Propane Services Qualifier Cheyenne Ellison  
Address 230 SW Roma Dr. City/State Palm City, FL Zip 34990  
Phone # (772) 220-9678 Fax # (772) 220-1829 Cell # (\_\_\_\_) \_\_\_\_\_  
Email Address \_\_\_\_\_

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy \_\_\_\_\_ Construction Type \_\_\_\_\_ # of Units \_\_\_\_\_ # of Stories \_\_\_\_\_  
Sq. Ft. Conditioned Space \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

Yes  No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant \_\_\_\_\_ Signature of Property Owner \_\_\_\_\_  
State of Florida, County of Martin State of Florida, County of \_\_\_\_\_  
Affirmed to and subscribed before me this 14th Affirmed to and subscribed before me this \_\_\_\_\_  
April 20 15, by Cheyenne Ellison 20\_\_\_\_, by \_\_\_\_\_  
personally known to me or who has produced personally known to me or who has produced  
as identification. \_\_\_\_\_ as identification. \_\_\_\_\_  
Notary Signature: Samantha Licausi Notary Signature: \_\_\_\_\_  
Notary (print name) Samantha Licausi Notary (print name) \_\_\_\_\_

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies." SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

**\*Required Information**

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: \* See the break Down Fee Sheet

Total Fees Due \$ 79.50

PF 75  
SC 4.50

PL 75  
RT 10  
CCS 4.25 } 89.25

Remarks \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Building Official \_\_\_\_\_ Date \_\_\_\_\_



RECEIVED  
APR 15 2015  
Building Department



**Department of Building & Community Response**

P.O. Box 1480 • 100 North U.S. 1 • Fort Pierce, FL 34954  
Phone: (772) 467-3529 or (772) 467-3724 • Fax: (772) 467-3849

**“DEBRIS FORM”  
OWNER / BUILDER OR CONTRACTOR AFFIDAVIT**

*As per City Ordinances 16-22, 16-46, 16-48 and* As a condition of obtaining any permit for construction/repair or renovation:

Owner: Bill Harris

Property Address: 944 Seaway Dr., Fort Pierce

Permit # 15-891 Contractor: Propane Services / Elite Gas

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City.

Initials CH

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances.

Initials CH

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply.

Initials CH

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances.

Initials CH

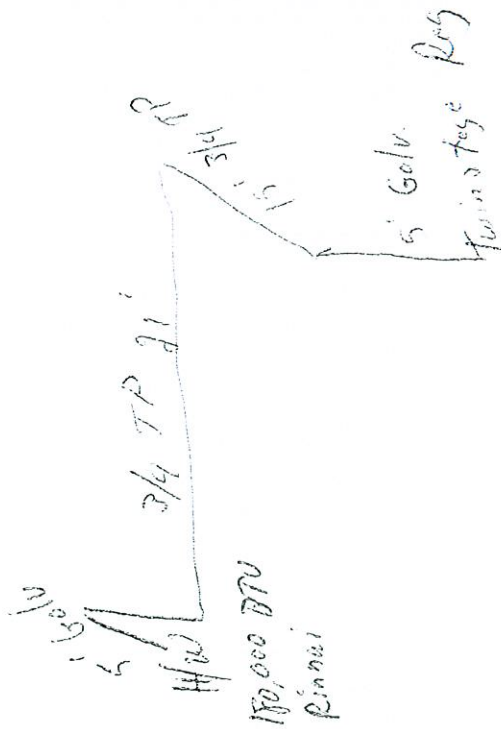
**I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Department of Building and Community Response for action and possible “stop-work” order under the issued permit.**

4/14/15  
Date \_\_\_\_\_ Contractor or Owner/Builder's Signature \_\_\_\_\_

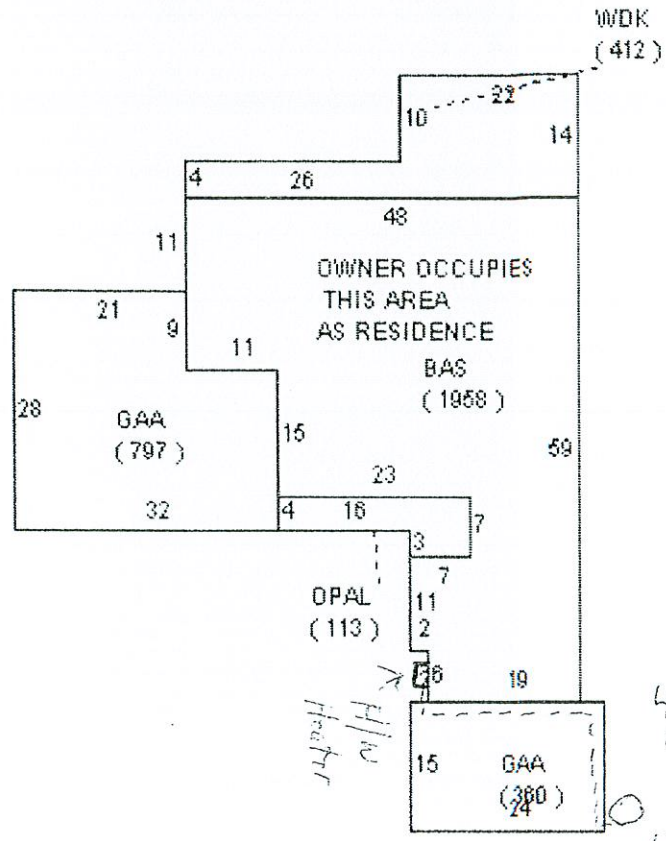
**It is the owner and contractor's responsibility to verify approval for any work through the Home Owner's Association and/or Condominium Association, if applicable. The City will not be held responsible for disputes between Home Owner's Association, Condominium Association, owner and/or contractor.**

4/14/15  
Date \_\_\_\_\_ Contractor or Owner/Builder's Signature \_\_\_\_\_

**RECEIVED  
APR 15 2015  
Building Department**



RECEIVED  
APR 15 2015  
Building Department



H/W  
Heater

46ft 3/4 TP  
Low Press

120 gal  
Vertical  
LP  
Tank

RECEIVED  
APR 15 2015  
Building Department

# Tracpipe CounterStrike

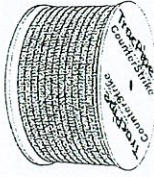
Flexible Gas Piping by OmegaFlex

Length (feet)

40

# TracpipePS II

Side 3



**PROPANE**  
Maximum Capacity  
1,000 BTU/HR

SIZE	EHD	SUPPLY PRESSURE	PRESSURE DROP	SYSTEM TYPE
36 --- 3/8"	15	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
79 --- 1 1/2"	19	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
198 --- 3/4"	25	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
336 --- 1"	31	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
632 --- 1 1/4"	37	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
990 --- 1 1/2"	46	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1
1331 --- 2"	62	11 W.C.	0.5 W.C.	LOW PRESSURE Table P-1

**PROPANE**  
Maximum Capacity  
1,000 BTU/HR

SIZE	EHD	SUPPLY PRESSURE	PRESSURE DROP	SYSTEM TYPE
81 --- 3/8"	15	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
182 --- 1 1/2"	19	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
432 --- 3/4"	25	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
883 --- 1"	31	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
1393 --- 1 1/4"	37	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
2234 --- 1 1/2"	46	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2
5192 --- 2"	62	11 W.C.	0.5 W.C.	MEDIUM PRESSURE Table P-2

### Conversion Factors and Data

1 PSI = 2.8" Water Column  
1/2 PSI = 14" Water Column  
1/4 PSI = 7" Water Column

#### Natural Gas

1 CHH = 1,000 BTU  
Specific Gravity = 0.6

#### Propane

1 CHH = 2,520 BTU  
Specific Gravity = 1.52

## Pipe Size Calculator

- No Gaskets
- No Special Tools
- No Flow Restrictions

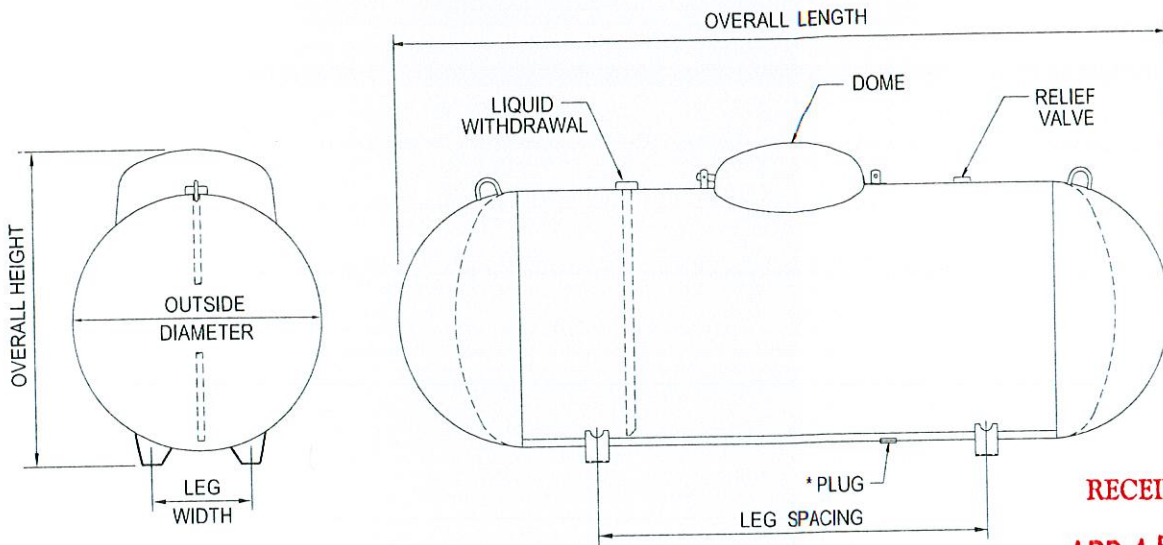
SIZE	EHD	SUPPLY PRESSURE	PRESSURE DROP	SYSTEM TYPE
52 --- 3/8"	15	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
111 --- 1 1/2"	19	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
277 --- 3/4"	25	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
472 --- 1"	31	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
888 --- 1 1/4"	37	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
1406 --- 1 1/2"	46	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
3290 --- 2"	62	11 W.C.	2.0 W.C.	LOW PRESSURE Table P-1A
71 --- 3/8"	15	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
157 --- 1 1/2"	19	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
388 --- 3/4"	25	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
663 --- 1"	31	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
1249 --- 1 1/4"	37	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
1997 --- 1 1/2"	46	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B
4645 --- 2"	62	12-14 W.C.	2.0 W.C.	LOW PRESSURE Table P-1B

SIZE	EHD	SUPPLY PRESSURE	PRESSURE DROP	SYSTEM TYPE
520 --- 3/8"	15	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
1033 --- 1 1/2"	19	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
2573 --- 3/4"	25	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
4455 --- 1"	31	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
8407 --- 1 1/4"	37	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
14205 --- 1 1/2"	46	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3
32055 --- 2"	62	5 PSI	3.5 PSI	HIGH PRESSURE Table P-3

1905  
96  
211  
524  
898  
1689  
2723  
96

RECEIVED  
APR 15 2015  
Building Department

# TRINITY CONTAINERS, LLC AG DOMESTIC TANKS



RECEIVED  
APR 15 2015

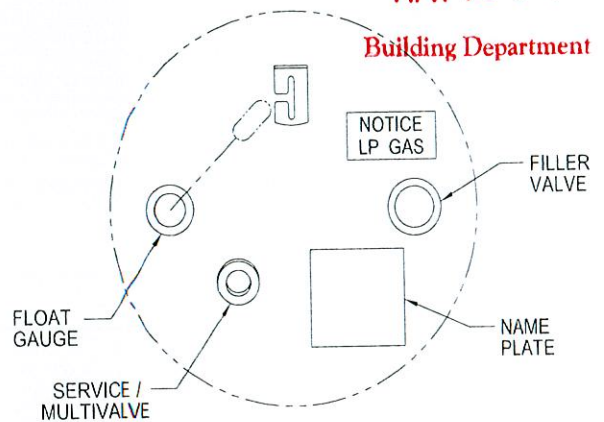
## General Specifications

Conforms to the last edition and addenda of the ASME code for Pressure Vessels, Section VIII, Division 1. Complies with NFPA 58.

Rated at 250 psig from -20° F. to 125° F. All tanks may be evacuated to a full (14.7 psi) vacuum.

Vessel Finish: Coated with TGIC powder.

Liquid withdrawal opening located under the dome on the 120wg vessels ONLY.



## ABOVEGROUND VESSEL DIMENSIONAL INFORMATION

All vessels dimensions are approximate

WATER CAPACITY	OUTSIDE DIAMETER	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT	LEG WIDTH	LEG SPACING	WEIGHT (APPROX.)	QUANTITY IN FULL LOAD
* 120 wg. 454.2 L	24" 609.6 mm	Ellip	5' - 5 13/16" 1671.6 mm	2' - 8 1/4" 819.2 mm	10 1/8" 257.2 mm	3' - 0" 914.4 mm	250 lbs. 113.4 kg.	96
* 250 wg. 946.3 L	31.5" 800.1 mm	Hemi	7' - 2 1/2" 2197.1 mm	3' - 3 3/4" 1009.7 mm	12 3/4" 323.9 mm	3' - 6" 1066.8 mm	480 lbs. 217.7 kg.	63
* 320 wg. 1211.2 L	31.5" 800.1 mm	Hemi	8' - 11 3/4" 2736.9 mm	3' - 3 3/4" 1009.7 mm	12 3/4" 323.9 mm	4' - 0 1/4" 1225.6 mm	600 lbs. 272.2 kg.	45
500 wg. 1892.5 L	37.42" 950.5 mm	Hemi	9' - 10" 2997.2 mm	3' - 9 11/16" 1160.5 mm	15" 381.0 mm	5' - 0" 1524.0 mm	910 lbs. 412.2 kg	30
1000 wg. 3785.0 L	40.96" 1040.4 mm	Hemi	15' - 10 13/16" 4846.6 mm	4' - 1 3/8" 1254.1 mm	16 1/4" 412.8 mm	9' - 0" 2743.2 mm	1750 lbs. 793.8 kg	15
1465 wg. 5545.0 L	46.77" 1188 mm	Ellip	17' - 6 7/8" 5356.2 mm	4' - 4 3/4" 1339.9 mm	21" 533.4 mm	10' - 0" 3048 mm	2820 lbs. 1279.1 kg	12
2000 wg. 7570.0 L	46.77" 1188 mm	Ellip	23' - 9" 7239 mm	4' - 7" 1709.7 mm	21" 533.4 mm	20' - 0" 6096 mm	3510 lbs. 1592.1 kg	8

\* DRAIN PLUG NOT AVAILABLE

Date: March 25, 2011

**City Commission Regular Meeting**

**Agenda Item # 9. e.**

**Meeting Date:** 05/04/2015

**Re:** HudsonTravel

---

**SUBJECT:**

Approval of travel expenses in the amount of \$902.46 for Mayor Hudson to attend the 30th Annual National Conference on Preventing Crime in the Black Community being held May 27 - 30, 2015, in Tampa, Florida.

**SUMMARY:**

The 30th National Preventing Crime in the Black Community Conference is a collaborative effort sponsored by Attorney General Pam Bondi to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in the black community. A major component of the program will be directed toward alternatives to violence among our young people. The agenda is designed to showcase successful programs and promote a positive exchange of ideas on the subject. Over 1300 people attended last year in Jacksonville .

**RECOMMENDATION:**

Approve Mayor Hudson's travel.

**ALTERNATIVES:**

Deny approval.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

n/a

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**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2015  
**Account:** 00110005114030  
**Amount:** 898.78

**OTHER INFORMATION:**

Sufficient funds exist for this travel.

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**Attachments**

Hudson Travel

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**Form Review**

**Inbox**

City Manager

Form Started By: Linda Cox

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 10:20 AM

Started On: 04/21/2015 03:32 PM

REGISTRATION INFORMATION

Bureau of Criminal Justice Programs  
Office of Attorney General PL-01  
The Capital, Tallahassee, FL 32399  
(850) 414-3350

**TRAVEL EXPENSE STATEMENT**

HOTEL INFORMATION

Tampa Marriot Waterside Hotel & Marina  
700 South Florida Avenue  
Tampa, FL 33602  
(813) 221-4900 or (888) 789-3090

DATE: **4/21/2015**

1. TRAVELER'S NAME: Linda Hudson  
2. DEPARTURE DATE: 5/27/2015  
3. RETURN DATE: 5/30/2015  
4. DESTINATION: Tampa, FL  
5. CODE CHARGE: 001-1000-511-40-30  
6. AMT BUDGETED: \_\_\_\_\_

DEPARTMENT: Commission  
DEPARTURE TIME: 12:00 p.m.  
RETURN TIME: 12:00 p.m.  
PURPOSE: Attend the 30th National Conference on Preventing Crime in the Black Community

7. BALANCE AVAILABLE: \_\_\_\_\_

Expenses must comply with City Code of Ordinances 1-158.  
Per Diem Allowance \$50.00 or \$12.50 per quarter day.  
Class A Travel 24-hour day.

Hotel # (904) 940-8000

\* REGISTRATION FEE:  
\* HOTEL BILL: Confirmation # 93609722  
BAGGAGE ALLOWANCE (\$5 PER PERSON)  
\* COMMUNICATION:  
  
\* FARES: AIR FARE  
\* TAXI, BUS  
\* CAR RENTAL  
\* MILEAGE @ 0.575 312  
\* GASOLINE EXPENSE  
\* TOLL ROAD FEES OR PARKING FEES  
\* MISC. EXPENSES

PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
265.00			
	279.00		
		5.00	
		179.40	
		72.00	
		24.00	
		0.00	
		60.00	
		0.00	
		5.46	
		12.60	

MEALS  
3 BREAKFAST @ \$8.00  
0 LUNCH @ \$8.00  
3 DINNER @ \$20.00  
SPECIAL LUNCHEON/BANQUET  
6.5% STATE TAX  
15% GRATUITIES

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.  
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.  
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

Total Expenses

**TOTALS**

265.00	279.00	358.46	\$902.46
--------	--------	--------	----------

ADVANCE CASH RECEIVED: \_\_\_\_\_  
REFUND DUE CITY: \_\_\_\_\_  
REFUND DUE EMPLOYEE: \_\_\_\_\_

TRAVEL APPROVED BY: Linda Hudson  
DEPARTMENT SUPERVISOR

[Signature]  
CITY MANAGER  
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

\* RECEIPT REQUIRED  
REV 1/15 DLN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



LINDA HUDSON(customerservice@marriott.com) sent you an email from  
www.marriott.com <Watchdog: Virus checked>  
do-not-reply to: amartin

04/21/2015 04:07 PM

This Marriott.com reservation email has been forwarded to you by LINDA HUDSON(customerservice@marriott.com)

Tampa Marriott Waterside Hotel & Marina  
700 South Florida Avenue  
Tampa, Florida 33602  
USA  
+1-813-221-4900  
Fax: +1-813-204-6342

Guest name: LINDA HUDSON  
Confirmation number: 93609722  
Check-in: Wednesday, May 27, 2015(4:00 PM)  
Check-out: Saturday, May 30, 2015(12:00 PM)  
Number of guests: 1  
Number of rooms: 1

Room Preferences & Description:  
Guest room, 1 King or 2 Double, City view  
Room 1:  
1 King Bed

Summary of Room Charges:

Wednesday, May 27, 2015 - Saturday, May 30, 2015  
(3 night(s))  
Cost per night (per room): 93.00 USD

Estimated government taxes and fees - 11.16

Total for stay (per room) - 312.48

Valet parking, fee: 24 USD daily  
Changes in taxes or fees implemented after booking will affect the total room price.

Rate Rules:

Modifying Your Reservation  
Please note that a change in the length or dates of your reservation may result in a rate change.

# 30th National Conference on Preventing Crime in the Black Community

## Registration Form preventblackcrime.com

If registration fee received by May 13, 2015.....\$265.00  
(includes two luncheons and conference materials)

If registration fee received after May 13, 2015.....\$290.00  
(includes two luncheons and conference materials)

Teen registration if received by May 13, 2015.....\$150.00  
(includes two luncheons and conference materials)

Teen registration if received after May 13, 2015.....\$175.00  
(includes two luncheons and conference materials)

**Registration Information:** Registrations may be submitted on-line (preferably) at: [www.preventblackcrime.com](http://www.preventblackcrime.com); faxed to: (850) 413-0633; or mailed to: Preventing Crime in the Black Community Registration, Bureau of Criminal Justice Programs, Office of the Attorney General, PL-01, The Capitol, Tallahassee, Florida 32399-1050

**Deadlines and Cancellations:** After May 13, 2015, participants must register on-site (May 27-29). Luncheon tickets cannot be guaranteed for participants who register after May 13, 2015. Cancellations and requests for refunds must be received in writing no later than May 13, 2015. Refunds will not be processed until after June 30, 2015.

**Payment Information:** Conference participants can pay by check or money order. All checks and money orders should be made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.** (FEID NO. 59-1564384). Checks or money orders made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.** should be received on or before May 13, 2015. Mail to: Preventing Crime in the Black Community Registration, Bureau of Criminal Justice Programs, Office of the Attorney General, PL-01, The Capitol, Tallahassee, Florida 32399-1050. Telephone (850) 414-3350.

**PAYMENT NOTE FOR STATE AGENCIES:** Florida state agencies must pay by check or money order made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.** (Journal Transfers are not acceptable)

**NOTE: Do not mail any payments (checks, money orders), registration forms, or other correspondence directly to the URBAN LEAGUE OF BROWARD COUNTY, INC.**

**Teen Registration:** All teen participants must be accompanied by a registered adult chaperon. For one teen please use the form below; for two or more teens, use the "Group Registration" form located at: [www.preventblackcrime.com](http://www.preventblackcrime.com), FORMS. Teens cannot register themselves.

Adult  - Full Conference Reg. - \$265.00 Teen  - Grades 6-12, Full Conference Reg. - \$150.00  
Teen Chaperon  - Full Conference Reg. - \$265.00 Email: amartin@city-ftpierce.com

NOTE: Other Registration Types Must Register at: [www.preventblackcrime.com](http://www.preventblackcrime.com)

Mr.  Ms.  Last Name: Hudson First Name: Linda M.I. \_\_\_\_\_

Job Title: Mayor Agency: City of Fort Pierce

Mailing Address: 100 N US Hwy 1 / P.O. Box 1480

City: Fort Pierce County: St Lucie State: FL Zip Code: 34954

Daytime

Telephone: (772) 467-3066 Are you a sworn law enforcement officer? Yes  No   
(Area Code) Number

Describe any special accommodations that you may require to participate in the conference pursuant to the Americans with Disabilities Act (ADA): \_\_\_\_\_

# Florida Attorney General Pam Bondi



Florida Consortium of Urban League Affiliates  
Derrick Brooks Charities

## 30th National Conference on Preventing Crime in the Black Community

May 27 - 29, 2015, Tampa, Florida

### Conference Sponsors/Hosts

#### Platinum Level Sponsors

Derrick Brooks Charities  
Florida Consortium of Urban League Affiliates  
Florida Department of Corrections  
Florida Department of Juvenile Justice  
Palm Beach County Sheriff's Office

#### Gold Level Sponsors

Florida A & M University  
Florida Commission on Offender Review  
Florida Department of Children and Families  
Florida Department of Education  
Florida Department of Health

#### Silver Level Sponsors

Florida Lottery  
Florida Sheriff's Association  
Star and Shield Insurance Exchange

#### Hosts

BAYS Florida  
Big Brothers/Big Sisters of Tampa Bay, Incorporated  
Boys and Girls Clubs of Tampa Bay  
Children's Board of Hillsborough County  
Clearwater Police Department  
Crime Stoppers of Tampa Bay, Incorporated  
Derrick Brooks Charities Youth Programs  
Federal Bureau of Investigation, Tampa, Regional Office  
Florida Department of Children and Families, Suncoast Region  
Florida Department of Corrections, Region 6  
Florida Highway Patrol, Troop C  
Get It Straight Foundation  
Juvenile Diversion Programs, Thirteenth Judicial Circuit  
Haines City Police Department  
Hillsborough County Sheriff's Office  
Juvenile Welfare Board of Hillsborough County  
Manatee County Sheriff's Office  
Men Against Destruction/Defending Against Drugs and Social Disorder (MADDADS)  
Minority Law Enforcement Council of Palm Beach County

Ocala Police Department  
Office of the Public Defender, Hillsborough County  
Office of Senator Arthenia Joyner, Florida Senate, District 19  
Office of the State Attorney, Sixth Judicial Circuit  
Office of the State Attorney, Thirteenth Judicial Circuit  
Office of the United States Attorney, Middle District of Florida  
Orange County Sheriff's Office  
Plant City Police Department  
Pinellas County Sheriff's Office  
Pinellas County Urban League  
Police Athletic League of Tampa, Incorporated  
Saint Petersburg Police Department  
Temple Terrace Police Department  
Tampa International Airport Police Department  
Tampa Police Department  
Urban League of Palm Beach County  
Visit Tampa Bay

### What is the conference about?

The 30th National Conference on Preventing Crime in the Black Community is sponsored by Attorney General Pam Bondi in conjunction with the Florida Consortium of Urban League Affiliates and Derrick Brooks Charities. Its purpose is to promote communication and encourage action among practitioners through the sharing of innovative ideas and prevention strategies. It brings together law enforcement officers, faith-based and community leaders, local and state government professionals, and educators. A major component of the program involves initiatives and strategies that provide alternatives to violence among our young people. The agenda is designed to protect victims and promote positive solutions. Over 1300 people attended last year's conference in Jacksonville.

### Who should attend?

Concerned citizens (adults and teens), and professionals from law enforcement, juvenile justice, corrections, victim services, educational institutions, local, state, and federal governments, religious and social services, labor and employment relations.

### Why should YOU attend?

Learn from subject matter experts; network with colleagues and friends from other programs; identify successful programs for your community; professional and personal development.

### When and Where?

Tampa Marriott Waterside Hotel & Marina

700 South Florida Avenue

Tampa, Florida 33602

(813) 221-4900 or (888) 789-3090

Online Registration Web Link: [https://resweb.passkey.com/Resweb.do?mode=welcome\\_ei\\_new&eventID=12251822](https://resweb.passkey.com/Resweb.do?mode=welcome_ei_new&eventID=12251822)

\$93.00 (plus tax) Guest Room Rate, single/double occupancy

Reservation Deadline: April 24, 2015

Valet Parking (overnight guests): \$15.00 (in/out privileges)

Daily Parking (non overnight guests): \$8.00/ Daily Self Parking (private lot across from hotel): \$12.00



# 30th National Conference on Preventing Crime in the Black Community May 27-29, 2015, Tampa, Florida

## Conference Schedule



The Honorable Pam Bondi

The Honorable Pam Bondi, Florida Attorney General

You are invited to come and meet Florida's 37th Attorney General and first woman to serve in this capacity as she opens this 30th National Conference. As she begins her 2nd term, she looks forward to sharing her thoughts and priorities about the crime and violence issues in Florida.



Derrick Brooks  
Derrick Brooks Charities

Mr. Derrick Brooks is the NFL Star of the Tampa Bay Buccaneers, National TV and radio Commentator, and a member of the 2014 class of inductees into the Professional Football Hall of Fame. Derrick is also President and CEO of Derrick Brooks Charities. Whether on the field, behind the mic, or in the community, Derrick Brooks has demonstrated that he is a leader and role model worthy of imitation.



Robbie Montgomery

In the 1960s -1970s, Ms. Robbie Marie Montgomery enjoyed a successful musical career which included, singing background for the Beatles, and for Ike and Tina Turner as one of the famous "Ikettes." At age thirty-six, she lost her singing voice due to asthma, and found her oldest son, Andre, dead. That was the worst thing that she ever endured, and was a low point in her life. Although still hurting very badly, she knew in her heart that she had to move on. In 1988, she opened a restaurant called, "Sweetie Pie's," and it has been open ever since. It has been named the number one soul food restaurant in Saint Louis, Missouri. In October 2011, OWN (The Oprah Winfrey Network) launched a reality television series that follows the Montgomery family as they struggle with the demands of being African-American entrepreneurs. Ms. Montgomery will share her story, and the lessons she has learned from an incredible life.

The Honorable David A. Clarke, Jr. has spent the last three-and-a-half decades in law enforcement serving the people of Milwaukee. In 2002, Sheriff Clarke was appointed as the 64th Sheriff of Milwaukee County by Governor Scott McCallum, and later elected that same year to his first of three, four-year terms. Sheriff Clarke was honored in May 2013, with the Sheriff of the Year Award from the Constitutional Sheriffs and Peace Officers Association for, "demonstrating true leadership and courage." Many national organizations and news outlets have interviewed Sheriff Clarke as an expert on law enforcement, Second Amendment, and homeland security issues, including: CNN, Fox News, Glenn Beck, The Washington Times, The Washington Post, National Public Radio, Politico.com, National Rifle Association, Conservative Political Action Conference, and the US Concealed Carry Association.



The Honorable  
David A. Clarke, Jr.

### Wednesday, May 27, 2015

08:30 a.m. - 06:00 p.m. Registration Opens  
12:00 p.m. - Job/Resource/Vendor Fairs Opens

### Thursday, May 28, 2015

08:00 a.m. - 05:00 p.m. Registration Continued  
Job/Resource/Vendor Fairs Continued  
09:00 a.m. - 10:30 a.m. Opening Plenary Session  
Remarks: The Honorable Pam Bondi,  
Florida Attorney General  
10:30 a.m. - 10:45 a.m. Break  
10:45 a.m. - 11:45 a.m. Keynote Address: Mr. Derrick Brooks, Derrick Brooks Charities  
12:00 p.m. - 02:00 p.m. Luncheon A (Adults)  
Keynote Address: Ms. Robbie Montgomery  
12:00 p.m. - 02:00 p.m. Luncheon B (Teens/Chaperons)  
Keynote Address  
02:00 p.m. - 05:15 p.m. Concurrent Sessions A-L (Adults/Teens)

### Friday, May 29, 2015

07:30 a.m. - 5:00 p.m. Registration Continued  
Job/Resource/Vendor Fairs Continued  
08:30 a.m. - 12:00 p.m. Concurrent Sessions M-X (Adults/Teens)  
12:00 p.m. - 02:00 p.m. Luncheon A (Adults)  
Keynote Address: The Honorable David A. Clarke, Jr.  
Sheriff, Milwaukee County, WI  
12:00 p.m. - 02:00 p.m. Luncheon B (Teens/Chaperons)  
Keynote Address  
02:00 p.m. - 03:30 p.m. Concurrent Sessions Y-DD (Adults/Teens)  
03:45 p.m. - 05:15 p.m. Youth Speak-up, Speak-out Plenary Session  
03:00 p.m. - 07:00 p.m. Issuance of Certificates  
07:00 p.m. - 11:00 p.m. Youth Anti-Crime Rally

Visit: [preventblackcrime.com](http://preventblackcrime.com), for full schedule

**For more information, contact any of the following agencies:**

Office of the Florida Attorney General – Daniel Gilmore, (850) 414-3350

Derrick Brooks Charities – Darrell B. Daniels, (813) 241-1415

Hillsborough County Sheriff's Office – Major Willie Parker, Jr., (813) 247-8289

**City Commission Regular Meeting**

**Agenda Item # 10. a.**

**Meeting Date:** 05/04/2015

**Re:** Application for Site Plan - O'Reilly Auto Parts - 2600 Okeechobee Road

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

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**SUBJECT:**

Approval of a Site Plan submitted by O'Reilly Automotive Stores, Inc. to construct a 7,941 sq. ft. retail auto parts store located at 2600 Okeechobee Road, Fort Pierce, FL. Property is zoned C-3, General Commercial.

**SUMMARY:**

- The applicant is requesting approval of a Site Plan to construct a 7,941 sq. ft. retail auto parts store at 2600 Okeechobee Road.
- The subject site is 1.01 acres in size, and is zoned C-3, General Commercial.
- The proposed site plan encompasses the removal of three vacant structures and decrepit asphalt on site, and construction of a new retail auto parts store and necessary support facilities at the north east corner of Okeechobee Road and South 27th Street.
- The application provides twenty-five (25) vehicle parking spaces (one of which is handicapped-accessible), and a bicycle rack adjacent to the building entrance to accommodate customers of the facility. The application further proposes a payment to the City of \$14,000 to the City of Fort Pierce, in-lieu of providing seven (7) additional spaces required by City Code.
- The Planning Board, at their February 14, 2015 meeting, voted unanimously to recommend approval of the requested Site Plan with the conditions recommended by Staff.

**RECOMMENDATION:**

- Approval with conditions

**ALTERNATIVES:**

- Approval with no conditions
- Approval with alternative conditions
- Denial

**RESPONSIBLE STAFF:**

Kori Benton, Historic Preservation Officer

**COORDINATED WITH:**

Ben Balcer, St. Lucie County Senior Environmental Planner

---

**Fiscal Impact**

**Budgeted Y/N:**

**Fiscal Year:**

**Account:**

**Amount:**

**OTHER INFORMATION:**

- Increased Ad-valorem Tax Revenue
  - Potential \$14,000 Payment In-lieu for Four (4) Parking Spaces
- 

**Attachments**

Staff Report

Applications, Property Record Card, & Deed

Site Aerial & Survey

Zoning Map

Development & Design Narrative

Elevations & Floor Plan

Site Plan

Landscape Plan

Lighting Plan

Phase II Environmental Report & Clearance

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**Form Review**

**Inbox**

City Manager

Form Started By: Kori Benton

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 10:23 AM

Started On: 04/23/2015 03:36 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

---

**TO:** Robert J. Bradshaw, City Manager

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Kori Benton, Historic Preservation Officer

**SUBJECT:** **Application for Site Plan**  
**O'Reilly Auto Parts**  
**2600 Okeechobee Road**

**DATE:** April 23, 2015

---

### STAFF REPORT

**Owner/Applicant:** O'Reilly Automotive Stores, Inc.  
233 S Patterson Ave  
Springfield, MO 65802-2210

**Representative:** Emerald Coast Permitting, Inc.  
534 Driftwood Point Rd  
Santa Rosa Beach, FL 32459

**Requested Action:** Approval of a Site Plan to construct a retail auto parts store

**Location:** 2600 Okeechobee Road

**Parcel IDs:** **2417-502-0001-000-4**

**Current Zoning:** C-3, General Commercial

**Future Land Use:** General Commercial (GC)

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	C-3/CP-1

**Site Size:** 1.01 acres

**Utilities:** Located within the FPUA Retail Service Area

### **Staff Analysis:**

The applicant is requesting the review and approval of a Site Plan, in accordance with Sections 22-31 and 22-58 of the City Code, to construct a 7,941 sq. ft. retail auto parts store.

The proposed site plan proposes the removal of three vacant structures and decrepit asphalt on site and construction of a retail auto parts store with support parking, lighting, landscaping, storm water retention facilities, and pedestrian improvements to the subject site, located at the north east corner of Okeechobee Road and South 27<sup>th</sup> Street.

The proposed structure will have a standing seam metal roof, with a minor slope, concealed with the use of parapets and cornice treatments. The overall height of the structure is twenty-one feet and four inches (21'-4") ft. Architectural enhancements include projecting canopies, covered entry at the South 27<sup>th</sup> Street entrance, fixed retail windows, and metal shutters to punctuate the presented elevations. The building style is characterized by use of subtle building materials such as Split Face Block, finished in earth tones and accent colors. The use of vertically articulated parapets and horizontal façade schemes, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a contemporary concept to blend with the newer construction established along the Okeechobee Road corridor.

The landscape plan accents the development, seeking to enhance the featured corner property and comply with all requirements of the City landscape requirements. The plan preserves a 30" oak tree on-site, while encompassing 37 new trees, and various species of shrubs to accent and buffer the site. A conceptual irrigation plan has been provided to present the capacity to establish and maintain the proposed landscape.

Vehicular access to the site is provided via three (3) full-access two-way driveways located on Okeechobee Road, and South 27<sup>th</sup> Street. The eastern entrance to the site from Okeechobee Road proposes a reconfiguration of the established median in order to provide a deceleration lane into the site. The proposed median alteration, as presented, requires the removal of four (4) palm and three (3) oak trees from the County right-of-way. Staff is encouraging the replacement of these trees, within an available median along Okeechobee Road to mitigate this potential loss. The replacement would be coordinated with the St. Lucie County Environmental Resources Department team. A (5) foot right-of-way dedication is also being provided to the City of Fort Pierce in an effort to diminish the existing deficiency along 27<sup>th</sup> Street.

Parking demands for the store are accommodated via twenty-five (25) parking spaces (one of which is handicapped-accessible), and a bicycle rack adjacent to the building entrance. A bicycle "fix-it" station, similar to the feature in our parking garage, is proposed to offset the required parking by two (2) spaces. Furthermore, the applicant proposes to submit a payment to the City of \$14,000 to the City of Fort Pierce, in-lieu of providing the remaining seven (7) spaces required by City Code. The applicant has provided justification to alleviate concerns of the presented reduction of spaces, based upon prospective customer volume.

An off-street loading space is provided at the north east corner of the structure to accommodate product deliveries and staging on-site.

Pedestrian connections are proposed via a five (5) ft. wide sidewalk planned along 27<sup>th</sup> Street, internal connection between parking areas and the principal entrance, as well as connection to the established Okeechobee Road sidewalk.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements, as presented in the provided lighting plan.

The traffic impact statement provided indicates a total of 493 daily trips may be generated by the project. Of these trips, 18 AM peak hour, and 48 PM peak hour trips are presented for the surrounding roadway network. The trips generated represent an increase of approximately thirty (30) percent from the previous use established at the site. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. The level of service for this segment of Okeechobee Road will remain at a LOS of C.

### **Technical Review Committee**

All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

### **Planning Board Recommendation:**

The Planning Board, at their February 14, 2015 meeting, voted unanimously to recommend approval of the requested Site Plan with the conditions recommended by Staff, in addition to a request that the applicant supply any environmental study prior to the City Commission meeting, addressing any concerns regarding the former gas station on-site.

The applicant's representative has supplied a Phase II Environmental Site Assessment Report for the property which affirmed the absence of environmental concerns or containments associated with the previous uses on site, as presented with the soil boring tests conducted. This report is attached within the agenda packet for further review.

### **Staff Recommendation:**

The proposed Site Plan meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission **approve** the Site Plan with the following conditions:

- 1.) The applicant record the proposed five (5) foot right-of-way dedication prior to the issuance of a Certificate of Occupancy; and
- 2.) The applicant integrates a tree mitigation plan into the request for a deceleration within the Okeechobee Road right-of-way to offset the removal of four (4) palm and three (3) oak trees from the County right-of-way.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

Property address or Location 2600 & 2704 OKEECHOBEE ROAD  
Parcel ID #(s) 2417-502-0003-000-8 & 2417-502-0001-000-4  
Project description CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.

O'REILLY AUTOMOTIVE STORES, INC.  
Property Owner(s)  
233 SOUTH PATTERSON AVE.  
Street Address  
SPRINGFIELD MO 65802  
City State Zip  
(417) 862-2674  
Phone Number  
twilliams10@oreillyauto.com  
Email Address

EMERALD COAST PERMITTING, INC.  
Applicant/Representative/Title, Company  
534 DRIFTWOOD POINT ROAD  
Street Address  
SANTA ROSA BEACH, FL 32459  
City State Zip  
(850) 837-7444  
Phone Number  
emeraldcoastpermitting@cox.net  
Email Address


**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.



Property Owner(s) Signature(s)

MISSOURI  
STATE OF FLORIDA -- GREENE COUNTY

The foregoing instrument was acknowledged before me this 9 day of October, 2014, by  
SCOTT KRAUS, VP of Real Estate who is personally known to me or has produced  
\_\_\_\_\_ as identification.

  
Signature of Notary

(seal)



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_



Intake Date Stamp

100 N. U.S. 1 ◊ P.O. Box 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3729 ◊ FAX 772-466-5808

WWW.CITYOFFORTPIERCE.COM

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436 E. SUNSHINE ST., SUITE 417  
SPRINGFIELD, MO

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

## Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

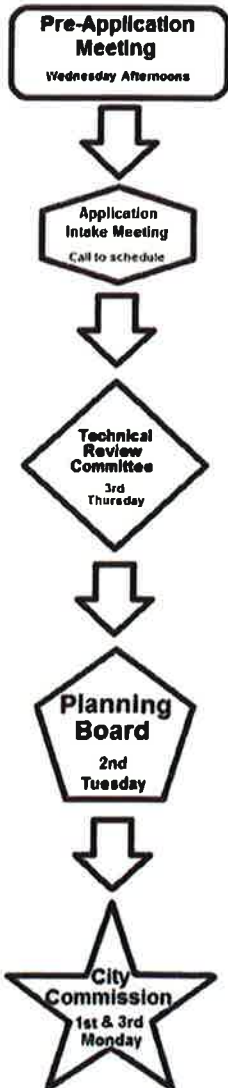
## Site Information:

Non-Residential: Proposed Sq. Ft.: 7,941 Residential: Proposed Units: N/A

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C3	C3	C3	C3   C1

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

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**Property Identification**

**Site Address:** 2704 OKEECHOBEE RD  
**Sec/Town/Range:** 17/35S/40E  
**Map ID:** 24/17N  
**Zoning:** C3

**Parcel ID:** 2417-502-0001-000-4  
**Account #:** 26615  
**Use Type:** 1100  
**Jurisdiction:** Fort Pierce


**Ownership**

O'Reilly Automotive Stores Inc  
 233 S Patterson AVE  
 Springfield, MO 65802-2210

**Legal Description**

HIGHLAND AVE HTS LOT 1-LESS RD R/W- AND ALL LOT 2,3,4,5 AND 6 (0.983 AC - 42,797 SF) (OR 3647-1487 ; 3671-373; 3711-2304)

**Current Values**

**Just/Market Value:** \$117,600  
**Assessed Value:** \$117,600  
**Exemptions:** \$0  
**Taxable Value:** \$117,600  
**Taxes for this parcel:** SLC Tax Collector's Office 



**Total Areas**

**Finished/Under Air (SF):** 4,463  
**Gross Area (SF):** 5,639  
**Land Size (acres):** 0.98  
**Land Size (SF):** 42,797

*This information is believed to be correct at this time but it is subject to change and is not warranted.*

© Copyright 2014 Saint Lucie County Property Appraiser.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY

FILE # 3994108 09/11/2014 at 02:10 PM  
OR BOOK 3671 PAGE 373 - 374 Doc Type: DEED  
RECORDING: \$18.50  
D DOC STAMP COLLECTION: \$1050.00

Prepared By and Return To:  
E. Hernandez  
Fidelity National Title Insurance Co.  
2400 Maitland Center Pkwy, Suite 110  
Maitland, FL 32751

File No.: 171300009  
Property Appraiser's Parcel I.D. (folio) Number(s):  
2417-502-0001-000-4

WARRANTY DEED  
(INDIVIDUAL)

THIS WARRANTY DEED dated September 8, 2014, by **Alvin Arriola, a single man**, hereinafter called the grantor, to **O'Reilly Automotive Stores, Inc., a Missouri corporation**, whose post office address is 233 South Patterson, Springfield, MO 65802, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead; the grantor residence is at the street or post office address designated below.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kimberly Bigelow  
(Witness Signature)

Alvin Arriola  
Alvin Arriola  
1709 Rio Vista Drive  
Fort Pierce, FL 34949

Kimberly Bigelow  
(Print Name of Witness)

E. Chris Manville  
(Witness Signature)

E. CHRIS MANVILLE  
(Print Name of Witness)

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me this 5th day of September, 2014, by Alvin Arriola to me known to be the person(s) described in or who has/have produced Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 5th day of September, 2014.



Kimberly Bigelow  
NOTARY PUBLIC  
My commission Expires: 6/20/2017

**Exhibit "A"**

LOT 1 AND 2, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 63B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR&CAP, LB 7056); THENCE LEAVING SAID ALLEY S39°14'55"E 140.03' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'. SAID TRACT OF LAND CONTAINS 15,686 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

AFTER RECORDATION RETURN ORIGINAL TO:  
O'Reilly Automotive Stores, Inc.  
Attn: Ellen Beeny, Paralegal  
Legal Department  
P.O. Box 1156  
Springfield, MO 65801



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### APPLICATION FOR DESIGN REVIEW

Project Name: NEW O'REILLY AUTO PARTS STORE

1. Project description for which design review approval is requested: CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.
2. Property Tax I.D. #: 2417 - 502 - 0003 - 000 - 8 & 2417 - 502 - 0001 - 000 - 4
3. Property Address: 2600 & 2704 OKECHOBEE ROAD
4. Zoning District: C3 5. Future Land Use: GC (GENERAL COMMERCIAL)
6. Historic District Y/N No if yes, which District: N/A
7. Total Acreage: 0.641 ACRES
8. Name of Owner(s): O'REILLY AUTOMOTIVE STORES, INC.  
Signature of Owner(s): [Signature]  
Mailing Address: (street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (zip) 65802  
Phone # (417) 862 - 2674
9. Name of Applicant: O'REILLY AUTOMOTIVE STORES, INC.  
Signature of Applicant: [Signature]  
Mailing Address: (street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (zip) 65802  
Phone # (417) 862 - 2674
10. Name of Representative: EMERALD COAST PERMITTING, INC.  
Signature of Representative: \_\_\_\_\_  
Mailing Address: (street) 534 DRIFTWOOD POINT ROAD  
(City) SANTA ROSA BEACH (State) FL (zip) 32459  
Phone # (850) 837 - 7444 Fax (850) 837 - 7677  
E-mail: emeraldcoastpermitting@cox.net

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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.

Scott Kraus (417) 862-2674  
 Property Owner's Name (Please Print) Phone  
233 SOUTH PATTERSON SPRINGFIELD MO 65802  
 Address State Zip  
[Signature] 10-9-14  
 Property Owner's Signature Date

MISSOURI  
STATE OF FLORIDA)  
ST. LUCIE COUNTY)  
GREENE

The foregoing instrument was acknowledged before me this 9 day of October, 2014, by Scott Kraus, VP of Real Estate who is personally known to me or has produced \_\_\_\_\_ as identification.

Mindi McCoy  
Signature of Notary

(seal)

MINDI McCOY  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Christian County  
My Commission Expires July 24, 2018  
Commission #14629139

**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 1/2 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.
  - City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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**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.

P.O. Box 1480 ♦ FORT PIERCE, FL 34954-1480 ♦ 772-460-2200

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3000 SUNSHINE ST, SUITE 417  
SPRINGFIELD, MO



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

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

## CERTIFICATE OF CONCURRENCY APPLICATION

Project Name: NEW O'REILLY AUTO PARTS STORE

1. Name of owner(s):

O'REILLY AUTOMOTIVE STORES, INC.  
Mailing Address: (Street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (Zip) 65802  
Phone # (417) 862-2674

2. Name of Applicant:

O'REILLY AUTOMOTIVE STORES, INC.  
Mailing Address: (Street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (Zip) 65802  
Phone # (417) 862-2674

3. Name of Representative:

EMERALD COAST PERMITTING, INC.  
Mailing Address: (Street) 534 OLIVETWOOD POINT ROAD  
(City) SANTA ROSA BEACH (State) FL (Zip) 32459  
Phone # (850) 837-7444 Fax # (850) 837-7677  
E-mail: emeraldcoastpermitting@cox.net

4. Is this concurrency application related to a specific project? (Please circle one)

Yes                  No

If yes, list the corresponding site plan or subdivision name:

<b>To be completed by the City</b>	
Date Received _____	By _____
Fee: _____	Receipt# _____

100 NORTH U.S. HIGHWAY 1 ♦ P.O. BOX 1480 ♦ FORT PIERCE, FL 34954-1480 ♦ 772-460-2200 ♦ FAX: 772-466-5808  
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5. Capacity Analysis: *(CAG ATTACHED)*

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)

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1306 BRUSHY ST. SUITE 417  
SPRINGFIELD, MO

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>		
<b>City</b>		
<b>Distance</b>		
<b>Current Zoning Enrollment Demand</b>		
<b>Proposed Zoning Enrollment Demand</b>		
<b>Change in Demand</b>		

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
<b>Demand Analysis</b>	Maximum
<b>Current Zoning</b>	
<b>Proposed Zoning</b>	
<b>Change in Demand</b>	

<b>F. Stormwater:</b> Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
<b>Impact</b>	

**III. Transportation Analysis**

<b>G. Traffic</b> Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>		
<b>Proposed Zoning</b>		
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

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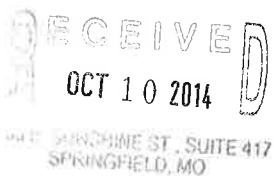
**6. Project Description**

<b>PHASING</b>		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project:	Residential Units:	Single Family:                      Multifamily:
Non-residential (square footage):		
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

<b>NON-RESIDENTIAL DATA</b>					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

7. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
  
8.
  - a. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
  - b. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
  - c. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
  
9. Exemptions Requested:



**Applicant Acknowledgements (Owner's signature must be notarized)**

I certify that: (Check One)

X I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a certificate of concurrency is requested, and that the application is true, correct, and complete to the best of my knowledge.

\_\_\_\_\_ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record and that the application is true, correct, and complete to the best of my knowledge.

[Signature] \_\_\_\_\_ Date 10-9-14

Applicants Signature

233 SOUTH PATTERSON \_\_\_\_\_ SPRINGFIELD \_\_\_\_\_ MO \_\_\_\_\_ 65802

Address City State Zip

(417) 862-2674 \_\_\_\_\_ (417) 829-5715 \_\_\_\_\_ williams10@excillyauto.com

Phone Fax E-mail Address

**Property Owners Acknowledgements:** (please print) - 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 for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purpose of seeking a certificate of concurrency.

[Signature] \_\_\_\_\_ Phone: (417) 862-2674

Property Owner's Name (Please Print)

233 SOUTH PATTERSON \_\_\_\_\_ SPRINGFIELD \_\_\_\_\_ MO \_\_\_\_\_ 65802

Address City State Zip

[Signature] \_\_\_\_\_ 10-9-14

Property Owner's Signature Date

MISSOURI, GREENE COUNTY  
 STATE OF FLORIDA, CITY OF FORT PIERCE  
 The foregoing instrument was acknowledged before me this 9 day of October, 2014, by SCOTT KRAWS, VP of RE who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary

Mindi McCoy  
Type or Print Name of Notary

(seal)



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 OCT 10 2014  
 1100 E. SUNSHINE ST, SUITE 217  
 SPRINGFIELD, MO



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### CAPACITY ANALYSIS

#### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	COMMERCIAL	GENERAL COMMERCIAL	C3
South	RIGHT OF WAY	RIGHT OF WAY	N/A
East	RIGHT OF WAY	RIGHT OF WAY	N/A
West	COMMERCIAL	GENERAL COMMERCIAL	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GENERAL COMMERCIAL	C3	0	1.001	"X"
**Proposed	GENERAL COMMERCIAL	C3	7,941	1.001	N/A

#### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	0 Total gallons per day
**Proposed Zoning/FLU	993 Total gallons per day
**Change in Demand	993 Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	<sup>0</sup> Total gallons per day
**Proposed Zoning/FLU	<sup>794</sup> Total gallons per day
**Change in Demand	<sup>794</sup> Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS) <span style="float: right;">N/A</span>				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) <span style="float: right;">N/A</span> Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU	Enrollment	
Demand	N/A	N/A
**Proposed Zoning/FLU	Enrollment	
Demand	N/A	N/A
**Change in Demand	N/A	N/A

<b>E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)</b>	
Demand Analysis	Maximum
Current Zoning/FLU	<sup>0</sup>
**Proposed Zoning/FLU	<sup>6 YD</sup>
*Change in Demand	<sup>6 YD</sup>

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	STORMWATER MANAGEMENT FACILITIES WILL INCLUDE TWO (2) DRY RETENTION PONDS, PIPES, INLETS AND CONTROL STRUCTURE DESIGNED TO CITY AND SFWMD REQUIREMENTS. POST-DEVELOPMENT RATE WILL BE LESS THAN THE PRE-DEVELOPMENT RATE FOR THE 25-YEAR 3-DAY STORM.
---------------	---

**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	C3	C3
<b>**Proposed Zoning/FLU</b>	C3	C3
<b>*Change in Demand Impact to Capacity</b>	10,500 Trips	493 Trips
ADDITION OF 435 DAILY TRIPS (48 PM PEAK TRIPS)		

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units:                      Single Family:                      Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

<b>RESIDENTIAL DATA</b> N/A					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

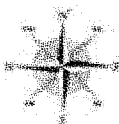
NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
COMMERCIAL (AUTO PARTS RETAIL)- PHASE 1	1	7,941	1.001	10/01/2015	04/30/2016

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? 4,963 SF +/-
2. What is the current use of the structure to be demolished or re-used? COMMERCIAL/OFFICE
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: N/A

\*\* Complete section if requesting a change in zoning, future land use, or expanding



**2600 Okeechobee Road**  
Site Aerial

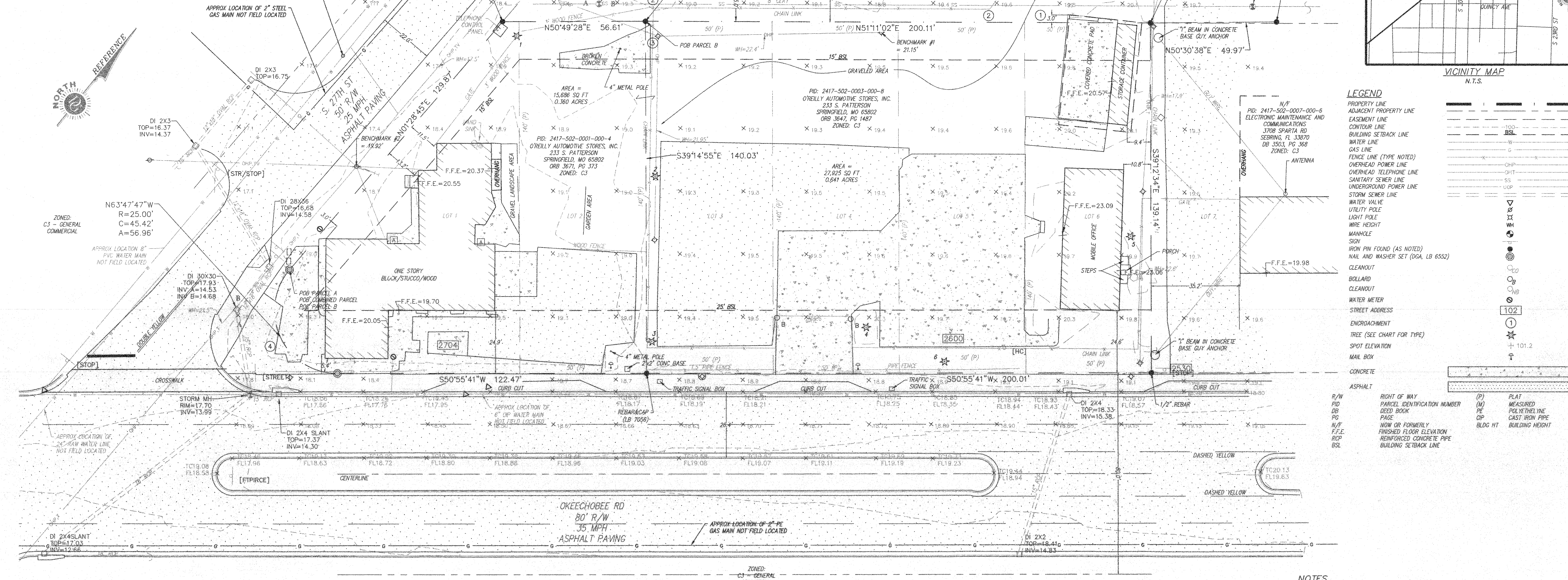


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

**ZONING INFORMATION**  
 ZONING AUTHORITY: FORT PIERCE PLANNING DEPARTMENT  
 100 N. U.S. 1  
 FORT PIERCE, FL 34950  
 TELEPHONE: 772-467-3730  
 CONTACT: REBECCA GROHALL, PLANNING MANAGER  
 ZONING: C-3 - GENERAL COMMERCIAL  
 SETBACKS:  
 FRONT: 25'  
 SIDE (STREET): 15'  
 SIDE (OTHER): 0'  
 REAR (ALLEY): 15'  
 MAX HEIGHT: 65'

**TREE CHART**

1	30" OAK	4	18" PALM
2	9" OAK	5	10" OAK
3	12" OAK	6	22" OAK



**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CONTOUR LINE
---	BUILDING SETBACK LINE
---	WATER LINE
---	GAS LINE
---	FENCE LINE (TYPE NOTED)
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
---	UNDERGROUND POWER LINE
---	STORM SEWER LINE
---	WATER VALVE
---	UTILITY POLE
---	ANTENNA
---	WIRE HEIGHT
---	MANHOLE
---	SIGN
---	IRON PIN FOUND (AS NOTED)
---	NAIL AND WASHER SET (DGA, LB 6552)
---	CLEANOUT
---	BOLLARD
---	CLEANOUT
---	WATER METER
---	STREET ADDRESS
---	ENCROACHMENT
---	TREE (SEE CHART FOR TYPE)
---	SPOT ELEVATION
---	MAIL BOX
---	CONCRETE
---	ASPHALT

**STREET INFORMATION**  
 OKEECHOBEE RD  
 OPERATING AUTHORITY: ST. LUCIE COUNTY PUBLIC WORKS  
 ROAD AND BRIDGE DEPARTMENT  
 2300 VIRGINIA AVE  
 FT. PIERCE, FL 34982  
 854-777-4110/772-462-2511  
 SPEED LIMIT: 35 M.P.H.  
 NOTE: PER INTERLOCAL AGREEMENT REGARDING MAINTENANCE OF OKEECHOBEE ROAD RECORDED IN ORB 1340, PG 1208, THE CITY OF FT. PIERCE ASSUMES RESPONSIBILITY FOR MAINTENANCE OF THE MEDIAN, THE TRAFFIC SIGNALS, THE STREET SIGNS, THE SIDEWALKS, THE STREETLIGHTS AND THE PAVEMENT MARKINGS. THE CITY HAS THE AUTHORITY TO ESTABLISH ALL TRAFFIC CONTROL REGULATIONS INCLUDING THE TRAFFIC SIGNAL SYSTEM AND TO ISSUE PERMITS FOR DRIVEWAYS AND UTILITIES.

**S. 27TH STREET**  
 OPERATING AUTHORITY: FORT PIERCE PUBLIC WORKS DEPARTMENT  
 52 SAVANNAH ROAD  
 FT. PIERCE, FL 34982  
 772-467-3511  
 SPEED LIMIT: 35 M.P.H.

**FLOOD ZONE**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12112 OMBL EFFECTIVE DATE: FEBRUARY 16, 2012, THE SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DETERMINED BY GRAPHIC PLOTTING ONLY.

**UTILITY CONTACTS**  
**WATER/SANITARY SEWER/GAS/POWER**  
 AUTHORITY: FORT PIERCE UTILITY AUTHORITY  
 ADDRESS: 1701 S. 37TH ST  
 FT. PIERCE, FL 34947  
 CONTACT: VALERIE SCHULTE  
 PHONE #: 772-466-1600 EX 3402

**TELEPHONE**  
 AUTHORITY: ATT/DISTRIBUTION  
 ADDRESS: 2021 S. MILITARY TRL  
 WEST PALM BEACH, FL 33415  
 CONTACT: ROBERT LOREN  
 PHONE #: 561-357-6615

**CABLE**  
 AUTHORITY: COMCAST  
 ADDRESS: 1485 NW BRITT RD  
 STUART, FL 34984  
 CONTACT: TONY SPRINGSTEL  
 PHONE #: 772-692-9010 EX 1569396

**RECORD LEGAL DESCRIPTION (PARCEL A)**  
 LOT 1 AND 2, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 639, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**RECORD LEGAL DESCRIPTION (PARCEL B)**  
 LOT 3, 4, 5 AND 6, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 639, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SCHEDULE B SECTION II (PARCEL A)**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 4548847  
 EFFECTIVE DATE: SEPTEMBER 26, 2013 @ 8:00 A.M.  
 6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HIGHLAND AVENUE HEIGHTS, RECORDED IN PLAT BOOK 4, PAGE 639, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY.

**SCHEDULE B SECTION II (PARCEL B)**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 4548892  
 EFFECTIVE DATE: SEPTEMBER 26, 2013 @ 8:00 A.M.  
 6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HIGHLAND AVENUE HEIGHTS, RECORDED IN PLAT BOOK 4, PAGE 639, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY.

**BENCHMARK INFORMATION**

1. NAIL IN LIGHT POLE LOCATED NEAR THE NORTHEAST PROPERTY LINE. ELEVATION = 21.15'
2. NAIL IN UTILITY POLE LOCATED WITHIN THE RIGHT OF WAY OF S. 27TH STREET. ELEVATION = 19.92'

**SURVEY LEGAL DESCRIPTION (PARCEL A)**  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR/CAP, LB 7056); THENCE LEAVING SAID ALLEY S39°14'55"E 140.03' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'; SAID TRACT OF LAND CONTAINS 15,686 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

**SURVEY LEGAL DESCRIPTION (PARCEL B)**  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR/CAP, LB 7056); THENCE N51°10'22"E 200.11' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056); THENCE S39°12'34"E 139.14' TO AN IRON PIN FOUND (1/2" REBAR) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 200.01' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056); THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'; SAID TRACT OF LAND CONTAINS 27,925 SQUARE FEET OR 0.641 ACRES MORE OR LESS.

**ENCROACHMENTS**

1. STORAGE CONTAINER AND OVERHANG ENCROACH INTO THE ALLEY ON THE REAR OF PARCEL "A".
2. FENCE LINES ENCROACH INTO THE ALLEY ON THE REAR OF PARCEL "A" AND PARCEL "B".
3. CONCRETE PAD AND POWER LINE ENCROACH ONTO PARCEL "B" FROM PARCEL "A" IN THE NORTHWEST CORNER OF PARCEL "B".
4. PAVING ENCROACHES INTO THE RIGHT OF WAY IN THE SOUTHWEST CORNER OF PARCEL "A".

**SURVEY LEGAL DESCRIPTION (COMBINED)**  
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR/CAP, LB 7056); THENCE N51°10'22"E 200.11' TO AN IRON PIN FOUND (1/2" REBAR) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 200.01' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056); THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'; SAID TRACT OF LAND CONTAINS 43,611 SQUARE FEET OR 1.001 ACRES MORE OR LESS.

- NOTES**
1. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
  2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY; THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER OF DONALDSON, GARRETT AND ASSOCIATES, INC.
  3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS AND/OR INFORMATION PROVIDED BY THE LOCAL UTILITY AUTHORITIES. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. SUNSHINE STATE ONE CALL DESIGN TICKET NO. 287301087.
  4. SUBJECT PROPERTY IS LOCATED IN FORT PIERCE, FLORIDA.
  5. THE ADDRESS OF THE SUBJECT PROPERTY IS 2600 & 2704 OKEECHOBEE ROAD.
  6. ELEVATIONS SHOWN ARE NAVD 88 DATUM, BASED UPON GPS OBSERVATIONS TO CONVERT TO NGVD 29 DATUM ADD 1.48' TO THE ELEVATIONS SHOWN.
  7. THE FIELD SURVEY WAS COMPLETED ON 10-2-2013.
  8. THE BASIS OF BEARING FOR THIS SURVEY IS THE RIGHT OF WAY LINE OF OKEECHOBEE ROAD AS SHOWN ON RIGHT OF WAY MAPS FOR ROAD 2704, SECTION # 3403-106, AS BEING N 50°55'41" E.
  9. PER VALERIE SCHULTE, THE WATER LINE DEPTH IS APPROXIMATELY 3' TO 5' HOWEVER MAY VARY.
  10. RIGHT OF WAY INTERSECTION RADIIUS SHOWN PER RIGHT OF WAY PLANS FOR OKEECHOBEE ROAD; THIS RADIIUS IS NOT DETRICTED ON THE PLAT OF RECORD AND NO DOCUMENTS CONVEYING LAND FOR THE PURPOSE OF RIGHT OF WAY WAS SUPPLIED.
  11. PER MIKE BEALS (772-467-3011) FORT PIERCE PUBLIC WORKS THERE IS NO PLANNED ROAD CONSTRUCTION OR RIGHT OF WAY WIDENING FOR S. 27TH ST AND OKEECHOBEE RD IN THIS AREA AT THIS TIME.
  12. EFFORTS TO CONTACT MICHAEL HARVEY (ST LUCIE COUNTY ENGINEERING 772-462-1717) REGARDING PLANNED ROAD CONSTRUCTION FOR OKEECHOBEE ROAD HAVE NOT BEEN RETURNED AT THIS TIME.

**SURVEYOR CERTIFICATION**  
 TO O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-5, 7a, 7c, 8-9, 11a, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-2-2013.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 476.10, F.S., AND PURSUANT TO SECTION 476.022, F.S. STATUTES.  
 JAMES W. NEWBERY 51181 2/16  
 P.S.M. # 5786, STATE OF FLORIDA

**REVISIONS**

DATE	CLIENT COMMENTS	CLIENT COMMENTS (LEGAL)	ADDRESS SITE PLAN REVIEW COMMENTS
10-26-2013			
11-15-2013			
1-20-2015			

SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

DATE: 10-21-2013  
 DRAWING #: 3259-13-D  
 PROJ. #: 4539-333-D1  
 DSGN:  
 DRWN: BCR  
 CHKD: JWN  
 APVD:  
 PLS No: 5788

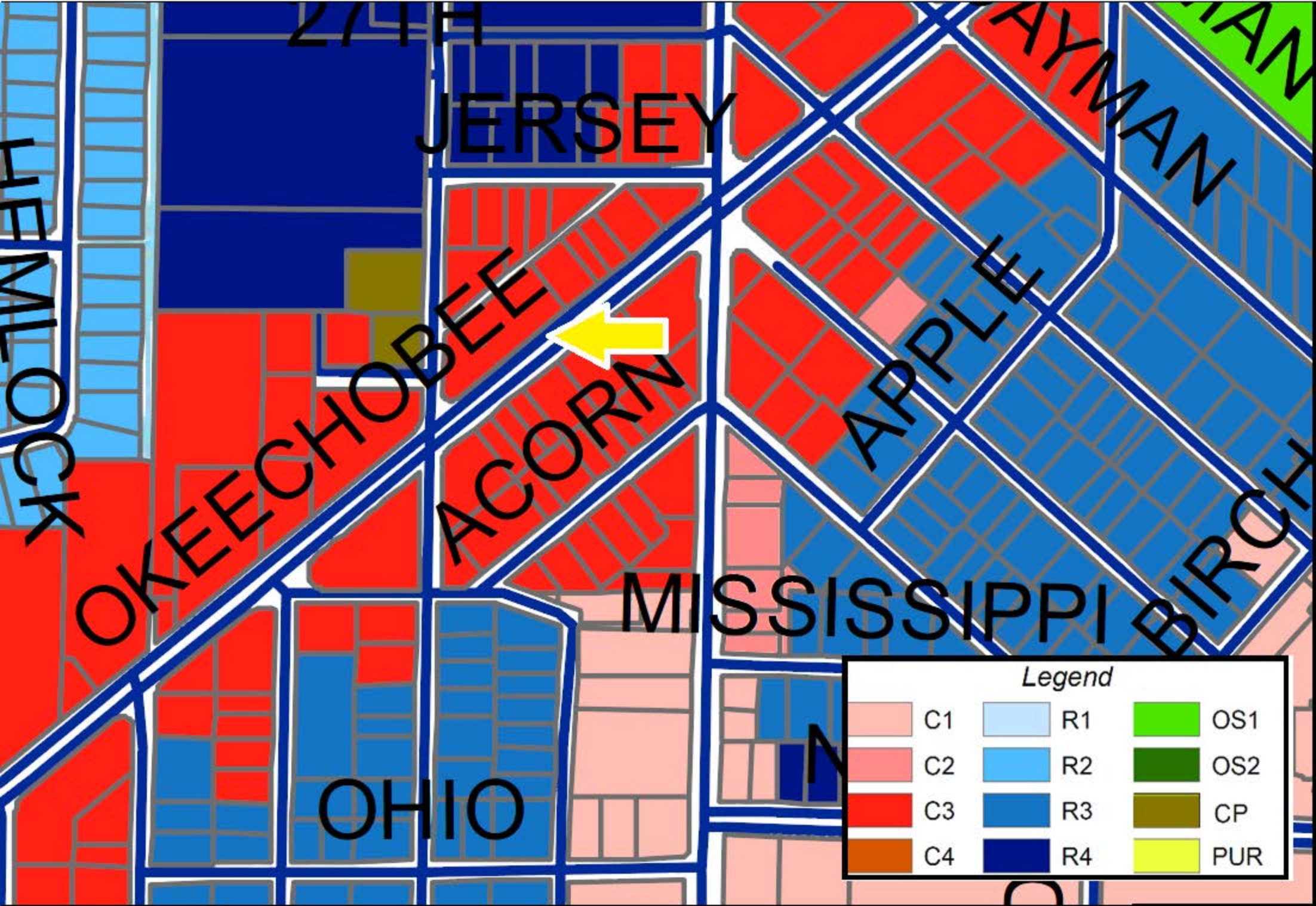
**DONALDSON, GARRETT & ASSOCIATES, INC.**  
  
 MACOM • CHARLOTTE  
 4875 RIVERSIDE DRIVE, SUITE 300, BOX 7306  
 (478) 474-5350 Fax: (478) 477-2534  
 Http://www.dg-a.com  
 FL CERTIFICATE OF AUTHORIZATION NO. LB 6552

ALTA/ACSM LAND TITLE SURVEY  
 FOR  
**O'REILLY AUTOMOTIVE STORES, INC.**  
 2600 & 2704 OKEECHOBEE RD  
 LOTS 1-6, HIGHLAND AVENUE HEIGHTS  
 SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA


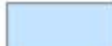










**SV1**

**SHEET 1 OF 1**

677A FP2 1-20-15.DWG/1 PLOT DATE: 02/04/2015 BY: jay

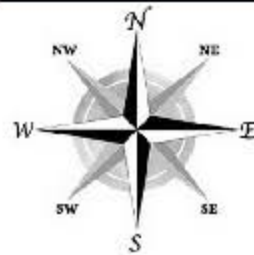


*Legend*

	C1		R1		OS1
	C2		R2		OS2
	C3		R3		CP
	C4		R4		PUR



**2600 Okeechobee Road  
Zoning Map**



March 5, 2015

Draft Written Narrative:

New O'Reilly Auto Parts Store  
NEC South 27<sup>th</sup> Street & Okeechobee Road  
Fort Pierce, FL #2 (FP2)

The following is provided as a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

Construction of a new O'Reilly Auto Parts Store is being planned for the Northeast corner of South 27th Street and Okeechobee Road in Fort Pierce. The property is currently home to existing buildings and site improvements and is zoned C3 with a future land use of GC (General Commercial). The irregular shaped subject site consists of two (2) parcels which are located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida. The parcel located at 2600 Okeechobee Road is developed with one (1) mobile office trailer, one (1) metal pole style shed and associated concrete and asphalt parking areas. The parcel located at 2704 Okeechobee Road is developed with a 1-story block office building with an attached apartment and associated concrete and asphalt parking areas. Both parcels are readily accessible from Okeechobee Road; however, the parcel located at 2704 Okeechobee Road is also accessible from 27<sup>th</sup> Street. The subject site is bound by Okeechobee Road to the southeast. Beyond Okeechobee Road to the southeast is a residence, Critter Control, Melimar Jeweler and Vitinos Pizza. The property to the northeast of the subject site is EMCI Wireless Communications. A residence is located to the north of the subject site. 27th Street bounds the subject site to the west. Beyond 27th Street to the west is an AutoZone, a day care and residential properties. The site gently slopes from the east to west. The surrounding areas are predominantly flat and properties generally consist of commercial, residential and retail properties. The area is serviced by municipal sewer and water systems. The existing building and site improvements are proposed to be removed for the development of this project. The new commercial retail auto parts store is proposed to be 7,941 S.F. and site improvements include 28 on-site parking spaces, landscaping and storm water management. The store will be owned by O'Reilly Automotive Stores, Inc. and is a business for the purpose of the retail sale of auto parts.

Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week. The delivery door is located on the Northeast side of the building and shall be accessed from the parking lot outside of regular business hours.

Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts typically employs approximately 12 people, regularly, with 3 to 8 employees in the store at all times and expects to host 1 to 15 customers at any given time.

The new commercial building is proposed to be Architectural Split Face Block finished in neutral earth tone field and accent colors. Architectural elements and features include projecting canopies, varying roof articulation, projecting parapet and cornice treatments, an emphasized front portal at the main entrance and projecting pilasters have been proposed to add articulation to the otherwise blank facades.

The proposed new commercial building is consistent with the overall architectural style of the adjacent commercial developments in the area.



**FINISH LEGEND:**

	FIELD BLOCK - PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	ACCENT BLOCK - PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
	EIFS AROUND SIGN - CUSTOM RED MIX BY DRYVIT ORAP011030S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
	STOREFRONT - KAWNEER "DARK IVY"

**1 WEST ELEVATION**

CE1 SCALE: 1/8" = 1'-0"

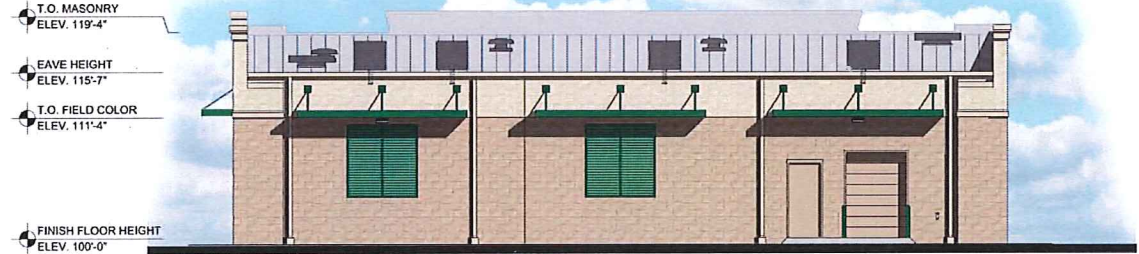
83' O'REILLY WITH 29' AUTO PARTS (STACKED)



**2 SOUTH ELEVATION**

CE1 SCALE: 1/8" = 1'-0"

63' O'REILLY WITH 29' AUTO PARTS (STACKED)



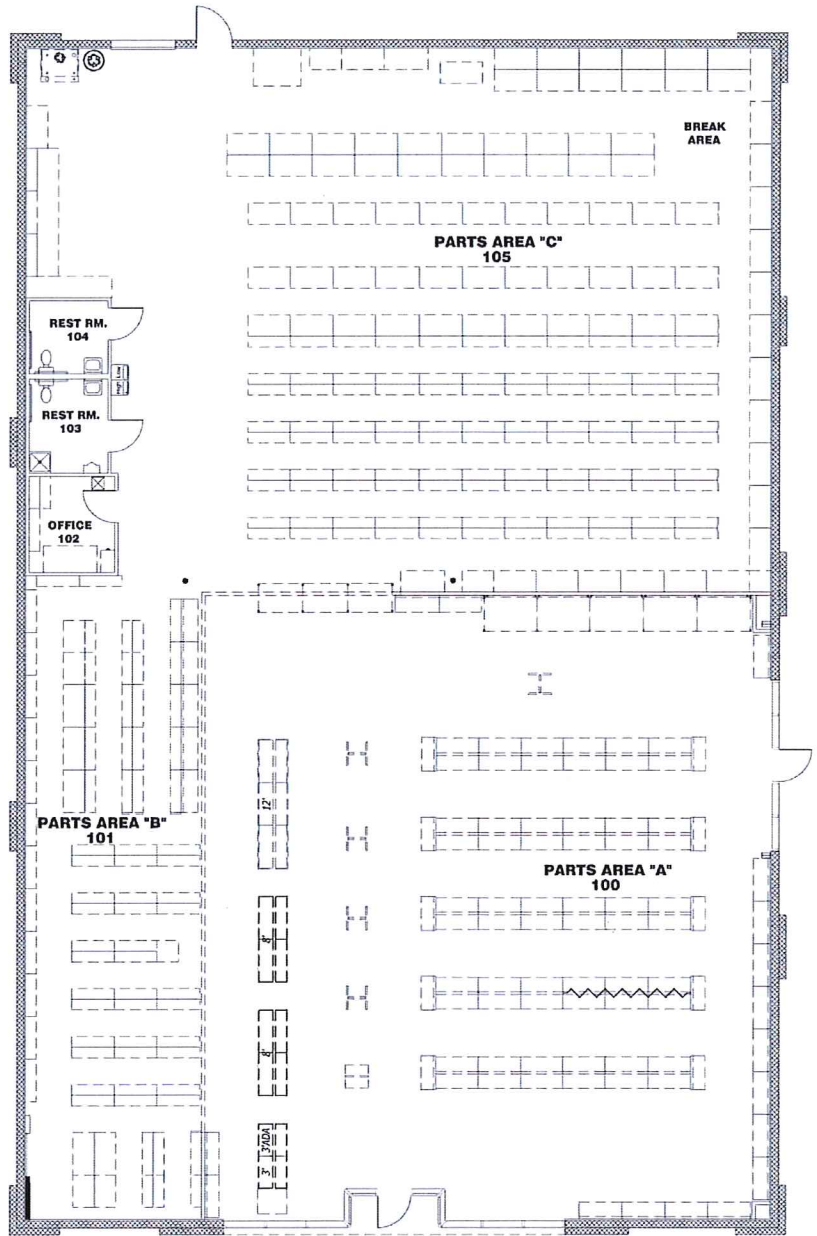
**3 EAST ELEVATION**

CE1 SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**

CE1 SCALE: 1/8" = 1'-0"



**5 FLOOR PLAN**

CE1 SCALE: 1/8" = 1'-0"

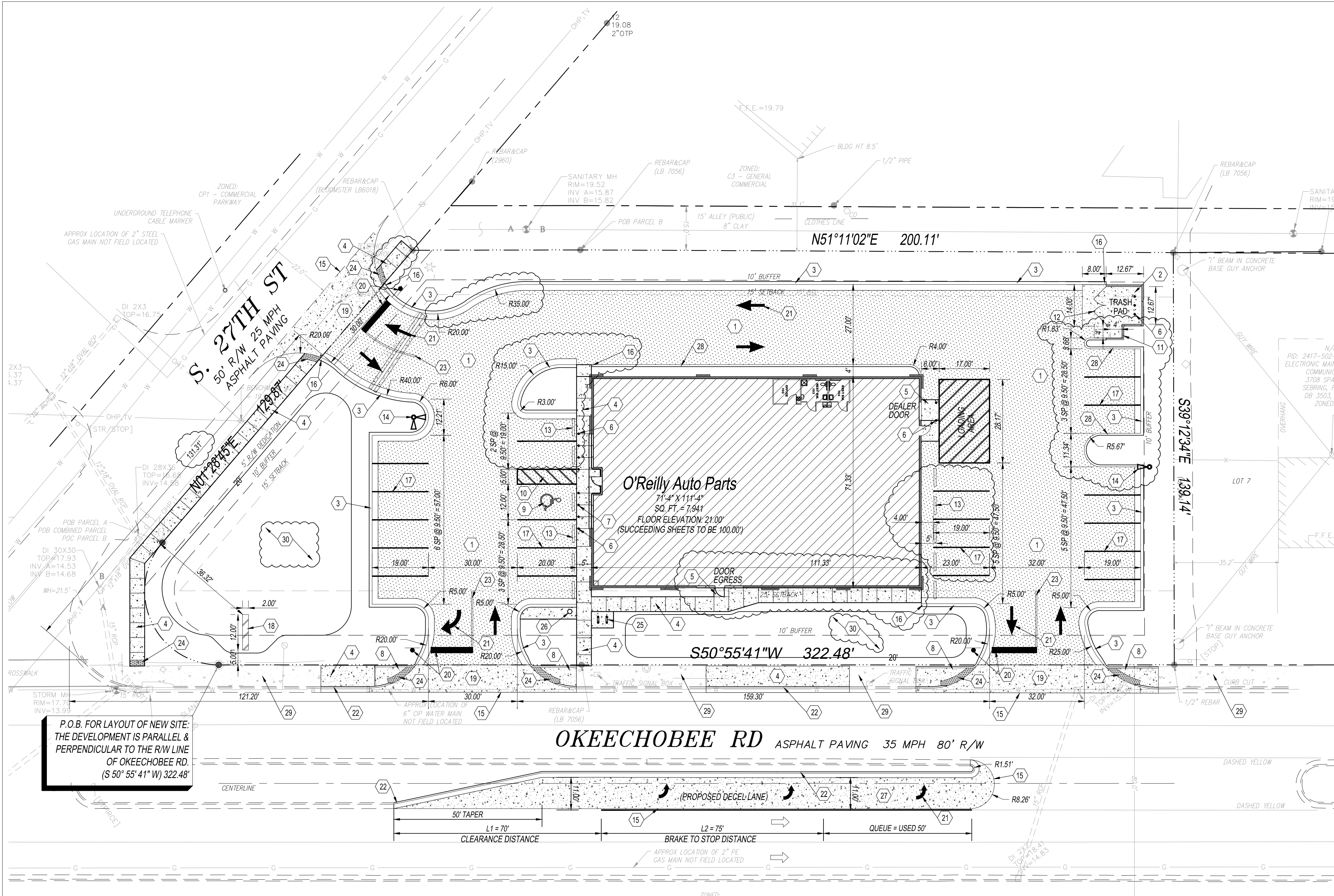
**CRAIG A. SCHNEIDER, AIA**  
**ARCHITECT**  
 1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 417.862.0558  
 Fax: 417.862.3265  
 e-mail: architect@esteryschneider.com

New O'Reilly Auto Parts Store:  
 OKEECHOBEE RD.  
 FORT PIERCE, FL  
 (FORT PIERCE #2)

**O'Reilly AUTO PARTS**  
 233 SOUTH PATTERSON  
 SPRINGFIELD, MISSOURI 65802  
 417-862-2674 PHONE

NOT FOR CONSTRUCTION

COMM #	
DATE:	8-20-14
REVISION	
DATE:	2-11-15
	2-26-15



**KEY NOTES:**

- 1 CONCRETE PAVING: REFER TO DETAILS 2/C9 & 6/C9.
- 2 CONCRETE DUMPSTER PAD: REFER TO DETAIL 2/C9.
- 3 CONCRETE CURB: REFER TO DETAIL 13/C9.
- 4 CONCRETE SIDEWALK: REFER TO DETAILS 5/C9, 10/C9, AND 3/C11.
- 5 CONCRETE DOOR LANDING: REFER TO DETAIL AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6 STEEL BOLLARD: REFER TO DETAIL 12/C9. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR. PROVIDE (9) AT FRONT ENTRANCE. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 8/C9.
- 8 CONCRETE CURB RAMP: (FDOT CR #21) REFER TO DETAIL 2/C14 & 4/C14.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 4/C9.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY AND STRIPE ADA COMPLIANT.
- 11 DUMPSTER ENCLOSURE: PER DETAILS 1/C10, 2/C10 & 4/C10.
- 12 SCREEN FENCE GATE: REFER TO DETAIL 1/C10.
- 13 CONCRETE BUMPER BLOCK: 8'w x 6'h x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING). REFER TO DETAIL 7/C9.
- 14 PARKING LOT LIGHTING: REFER TO SITE ELECTRICAL PLAN FOR LOCATION AND TYPE.
- 15 LIMITS OF NEW PAVING: MATCH EXISTING PER FDOT STANDARDS. REFER TO DETAIL 1/C9 FOR MIN. REQ.
- 16 ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17 STRIPING: PROVIDE 4' WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS)
- 18 SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO STRUCTURAL & ELECTRICAL PLAN FOR DETAILS.
- 19 CONCRETE DRIVE APRON: DRIVEWAY TO BE INSTALLED PER FDOT INDEX NO. 515. REFER TO DETAILS 2/C9 AND DETAILS 2/C15 & 4/C15.
- 20 STOP SIGN AND PAVEMENT MARKING: (SEE FDOT INDEX 17346 SIGN R1-1) RIGHT TURN ONLY SIGN UNDER STOP SIGN (PER MUTCD R3-5R)
- 21 DIRECTIONAL ARROW/STRIPING: REFER TO DETAIL 3/C9 & 1/C15.
- 22 CONCRETE CURB TYPE 'F' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.
- 23 DOUBLE YELLOW STRIPING 20' DOUBLE YELLOW STRIPING FROM STOP BAR. PER FDOT INDEX 17346. REFER TO DETAIL 1/C15.
- 24 DETECTABLE WARNING SURFACE FURNISH AND INSTALL DETECTABLE WARNING SURFACE PER FDOT INDEX 304 AND 310. REFER TO DETAIL 2/C14 & 4/C14.
- 25 BIKE RACK 5 SPACE (GSA 1116-1002 OR APPROVED EQUAL)
- 26 BIKE REPAIR STATION BIKE REPAIR AREA 4'x19' WITH 'FIX-IT' REPAIR STATION
- 27 ASPHALT PAVING REFER TO DETAIL 1/C9 FOR MIN. REQUIREMENTS. COORDINATE WITH FDOT FOR ADDITIONAL REQ. AND MOT.
- 28 CONCRETE CURB TYPE 'D' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.

**KEY NOTES CONT:**

- 29 EXISTING CONCRETE SIDEWALK: EXISTING SIDEWALK TO REMAIN AND REPAIRED/REPLACE BROKEN PANELS IN ACCORDANCE WITH CITY REQUIREMENTS.
- 30 STORM RETENTION POND

**SITE DATA TABLE:**

1. SITE ADDRESS:	OKEECHOBEE RD & S. 27TH ST
2. GROSS SITE AREA:	43,611 SF (1.001 AC)
3. EXISTING LAND USE:	CG GENERAL COMMERCIAL
4. BUILDING SETBACKS REQUIRED:	LANDSCAPE BUFFERS REQUIRED
FRONT - 25 FT	FRONT - 10 FT
SIDE - 0 FT	SIDES - 10 FT
REAR - 15 FT	REAR - 10 FT
STREET SIDE - NONE	
5. SITE AREA (EXISTING):	
PAVING AND CONCRETE	18,941.16 SF (43.4%)
BUILDING AREA	4,963.42 SF (11.4%)
TOTAL IMPERVIOUS AREA	23,904.58 SF (54.8%)
PERVIOUS AREA	19,706.42 SF (45.2%)
GROSS SITE AREA	43,611 SF (100%)
6. SITE AREA (PROPOSED):	
PAVING AND CURB	19,621.60 SF (45.0%)
BUILDING AREA	7,941 SF (18.2%)
CONCRETE	1,623.67 SF (3.72%)
TOTAL IMPERVIOUS AREA	29,186.27 SF (66.9%)
PERVIOUS AREA	14,424.73 SF (33.1%)
GROSS SITE AREA	43,611 SF (100%)
FLOOR AREA RATIO	7,941/43,611 = 0.18 (18.2%)
RIGHT-OF-WAY	
PAVING/CONCRETE	4,179.28 SF
7. PARKING REQUIREMENTS:	
1 SPACE PER 200 SF OF GROSS FLOOR AREA	40 SPACES
PARKING SPACES REQUIRED:	- 6 SPACES
DEDUCTION FOR 1ST 1,200 SF	- 2 SPACES
REQUIRED SPACES	32 SPACES
PARKING SPACES PROVIDED:	
REGULAR PARKING	24 SPACES
HANDICAP	1 SPACES
TOTAL PARKING SPACES PROVIDED	25 SPACES
PER CITY OF FORT PIERCE SECTION 22-60 (a)(5), A PAYMENT IN-LIEU OF WILL BE SUBMITTED TO MEET A PORTION (7 SPACES) OF THE REQUIRED PARKING.	
8. FLOOD ZONE:	
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 1211C0186J, EFFECTIVE DATE FEBRUARY 16, 2012.	
9. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.	
10. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH ALL APPLICABLE FORT PIERCE REQUIREMENTS.	
11. BUILDING HEIGHT:	19 FT 6 IN

**GENERAL NOTES:**

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. ANY EXISTING SIDEWALK IN DISREPAIR TO BE REPLACED.
- F. CONTRACTOR TO REPAIR / REPLACE DAMAGED SIDEWALK PER DETAIL 10/C9.
- G. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH FORT PIERCE AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- H. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

- I. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
- J. ALL DRIVEWAY CONNECTIONS ONTO OKEECHOBEE ROAD SHALL BE ISSUED BY THE CITY OF FORT PIERCE.
- K. THE PROPOSED LEFT TURN LANE SHALL REQUIRE A ST. LUCIE COUNTY RIGHT OF WAY PERMIT.

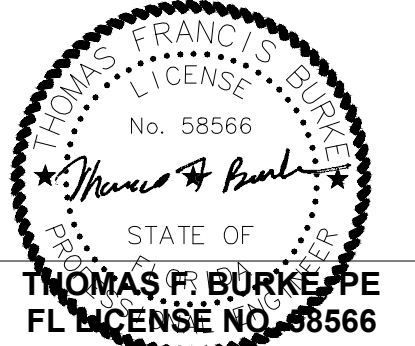
**SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY

**SITE DEVELOPMENT PLAN**

SCALE: 1" = 20'



380 Park Place Blvd., Suite 300, Clearwater, Florida, 33759  
www.cardno.com - 727.531.3505  
Certificate of Authorization No. 3843

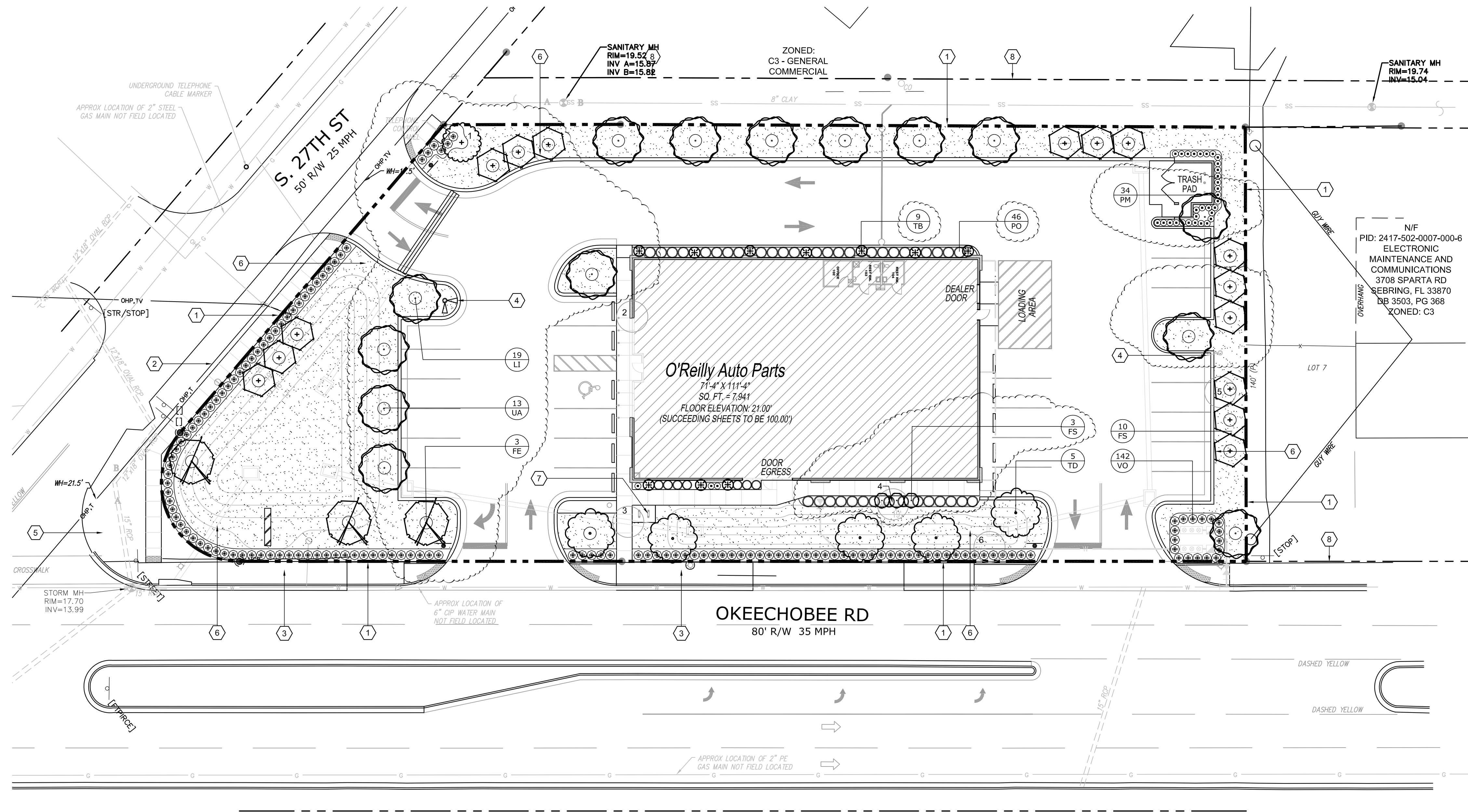
**CRAIG A. SCHNEIDER, AIA**  
ARCHITECT  
1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
e-mail: architect@esterjschneider.com  
417.862.0558  
Fax: 417.862.3265

New O'Reilly Auto Parts Store:  
OKEECHOBEE RD.  
FORT PIERCE, FL  
(FORT PIERCE #2)

**O'Reilly AUTO PARTS**  
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SPRINGFIELD, MISSOURI 65802  
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COMM # 3607

DATE: 09-05-14  
REVISION  
DATE: 02-25-15  
03-30-15



### SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

- PROPERTY LINE
- - - LANDSCAPE BUFFER
- [Hatched Box] AREA OF CONCRETE
- SIGN
- ⊙ NEW LIGHT POLE LOCATION
- [Hatched Box] NEW SIGN LOCATION

- ### KEY NOTES
- PROPERTY LINE
  - EXISTING OVERHEAD POWER/UTILITY LINES
  - EXISTING 7 FOOT WIDE SIDEWALK
  - NEW LIGHT POLE
  - ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE RE-GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
  - LANDSCAPE BUFFER
  - BIKE RACK
  - ADJACENT PROPERTY LINE

### EXISTING TREE CHART

# TREE TO BE REMOVED - NUMBER IN SYMBOL CORRELATES WITH BELOW EXISTING TREE CHART

# TREE TO BE RETAINED - NUMBER IN SYMBOL CORRELATES WITH BELOW EXISTING TREE CHART

1	30" OAK	4	18" PALM
2	9" OAK	5	10" OAK
3	12" OAK	6	22" OAK

TREES TO BE REMOVED: 2-6  
TREES TO REMAIN: 1

NOTE: CONTRACTOR SHALL REMOVE ALL INVASIVE SPECIES, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, FROM PROPERTY.

### TREE MITIGATION

TOTAL MITIGATION DEBITS	= 22"
TOTAL MITIGATION CREDITS	= 30"

### PLANT MATERIALS SCHEDULE

SYMBOLS	MARK	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MIN SIZE	QTY
<b>TREES</b>							
FE		FLORIDA ELM (MIN. 8" CLEAR TRUNK SPACE)	ULMUS AMERICANA V. FLORIDANA	4" CAL.	AS SHOWN	18' HT.	3
UA		FLORIDA ELM	ULMUS AMERICANA V. FLORIDANA	2.5" DBH	AS SHOWN	13' HT.	14
TD		BALD CYPRESS	TAXODIUM DISTICHUM	2.5" DBH	AS SHOWN	14' HT.	5
LI		'NATCHEZ' CRAPE MYRTLE -MULTI-TRUNK	LAGERSTROEMIA INDICA 'NATCHEZ'	2.5" DBH	AS SHOWN	12' HT.	15
FS		FLORIDA PRIVET -TREE FORM	FORESTIERA SEGREGATA	6' HT.	AS SHOWN		3
TB		IRISH YEW -TREE FORM	TAXUS BACCATA 'FASTIGIATA'	6' HT.	AS SHOWN		9
<b>SHRUBS</b>							
VO		MRS. SCHILLERS DELIGHT VIBURNUM	V. OBOVATUM 'MRS. SCHILLERS DELIGHT'	7 GAL.	3'-0" O.C.	24" HT.	142
PM		PODOCARPUS	PODOCARPUS MACROPHYLLA	7 GAL.	2'-0" O.C.	24" HT.	34
PO		PODOCARPUS	PODOCARPUS MACROPHYLLA	3 GAL.	3'-6" O.C.	18" HT.	46
<b>GROUND COVER</b>							
PN		ARGENTINE BAHIA	PASPALUM NOTATUM 'ARGENTINE'	SOD			11,900 SF.

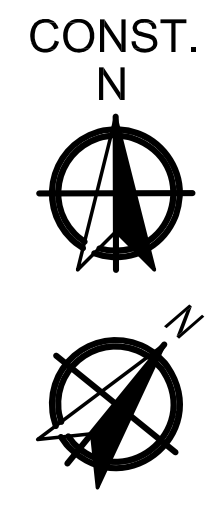
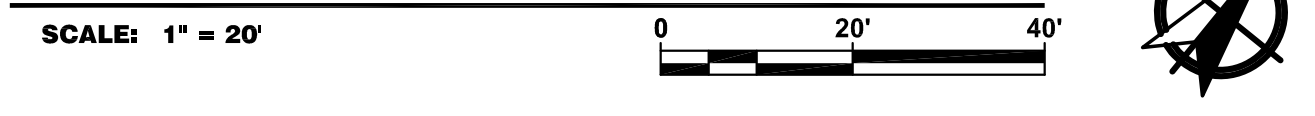
**MULCH NOTE:** ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF PINE NEEDLES (TYP.) ALL TREES IN SOD SHALL RECEIVE A 4" DIAMETER MULCH RING (TYP.)

**SOD NOTE:** DROUGHT TOLERANT BAHIA, AS SPECIFIED ABOVE, TO BE USED TO COVER ALL AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO THE SITE OUTSIDE OF PROPERTY LINES DUE TO ON-SITE CONSTRUCTION ACTIVITY.

### LANDSCAPE ORDINANCE REQUIREMENTS

<b>MINIMUM INTERIOR LANDSCAPED AREA FOR VEHICULAR USE AREA:</b>	
VEHICULAR USE AREA	= 17,430 SF
REQUIRED LANDSCAPE AREA	= 1,162 SF (1 SF PER 15 SF OF TOTAL VUA)
PROPOSED LANDSCAPE AREA	= 1,263 SF
REQUIRED TREES	= 12 (1 TREE PER 100 SF OF LANDSCAPE AREA)
PROPOSED TREES	= 12 TREES
<b>REQUIRED TREES ADJACENT TO RIGHT OF WAY/PERIMETER</b>	
<b>OKEECHOBEE ROAD:</b>	
BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 2,600 SF
TREES REQUIRED	= 9 TREES (1 PER 300 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 9
SHRUBS	= HEDGE (24" HEIGHT)
<b>S 27TH STREET:</b>	
BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 1,180 SF
TREES REQUIRED	= 4 TREES (1 PER 300 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 3 TREES & 1 EXISTING TREE
SHRUBS	= HEDGE (24" HEIGHT)
<b>SIDE YARD:</b>	
BUFFER WIDTH	= 10'
REQUIRED LANDSCAPE AREA	= 3,880 SF
TREES REQUIRED	= 19 TREES (1 PER 200 SF OF REQUIRED LANDSCAPE AREA)
TREES PROPOSED	= 19 TREES

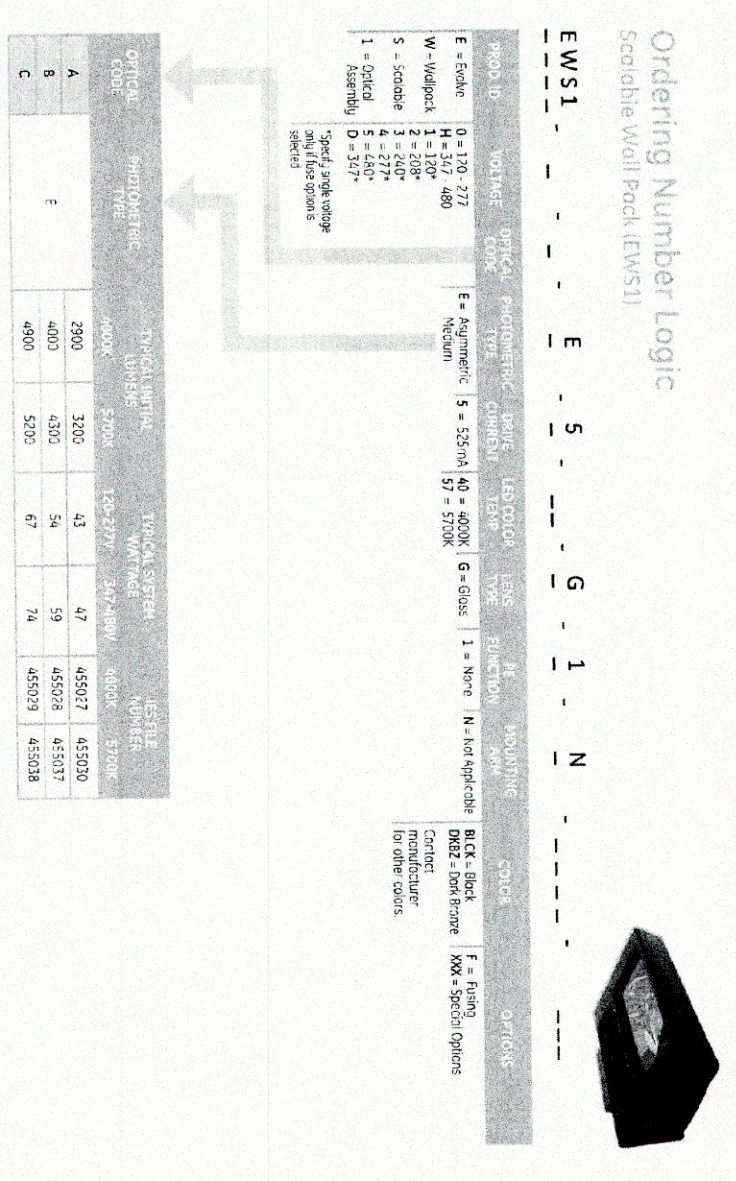
### PLANTING PLAN



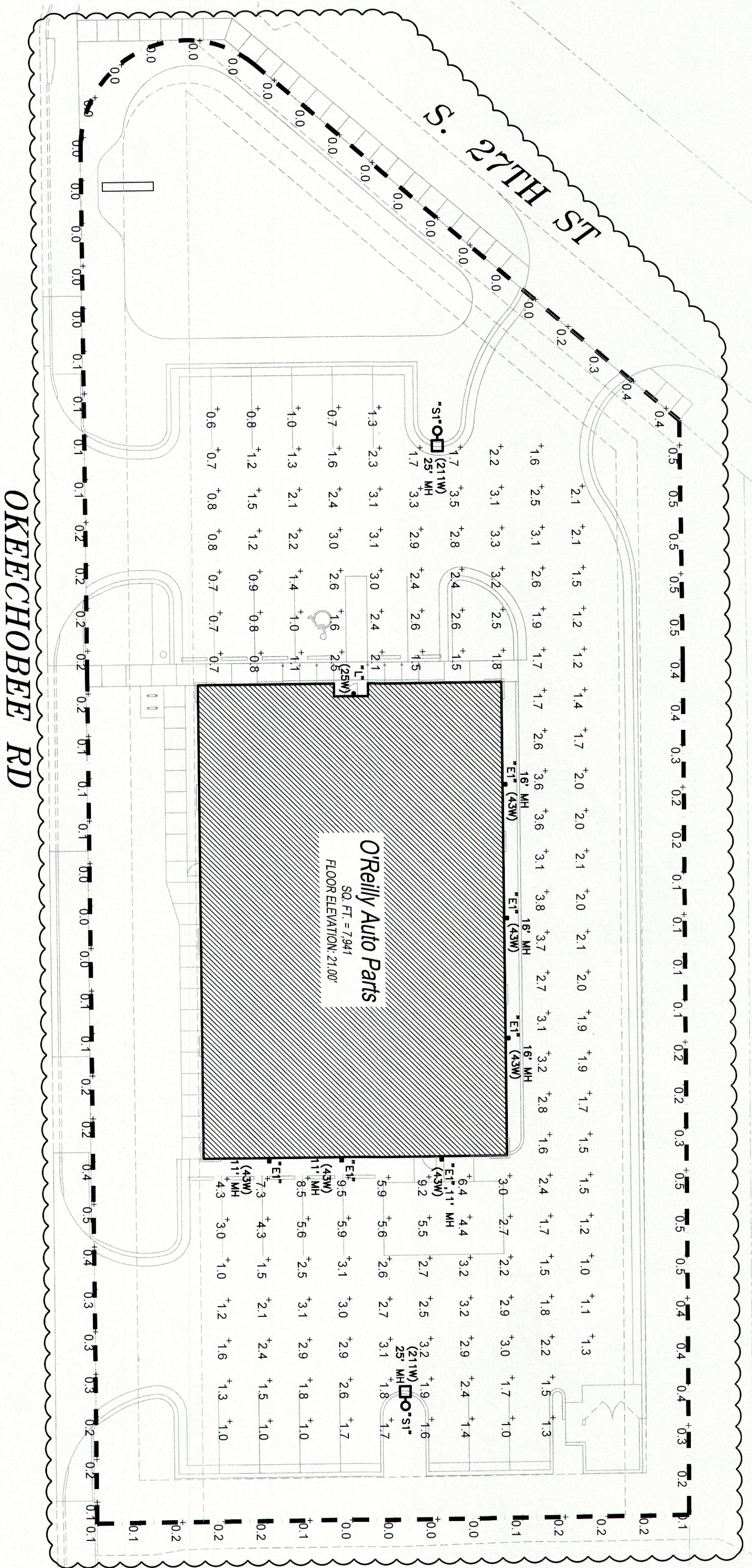
**CRAIG A. SCHNEIDER, AIA**  
ARCHITECT  
1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
Fax: 417.862.3265  
e-mail: architect@esterschneider.com

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233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
417-862-2674 PHONE

COMM #	3607
DATE:	09-05-14
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	03-30-15



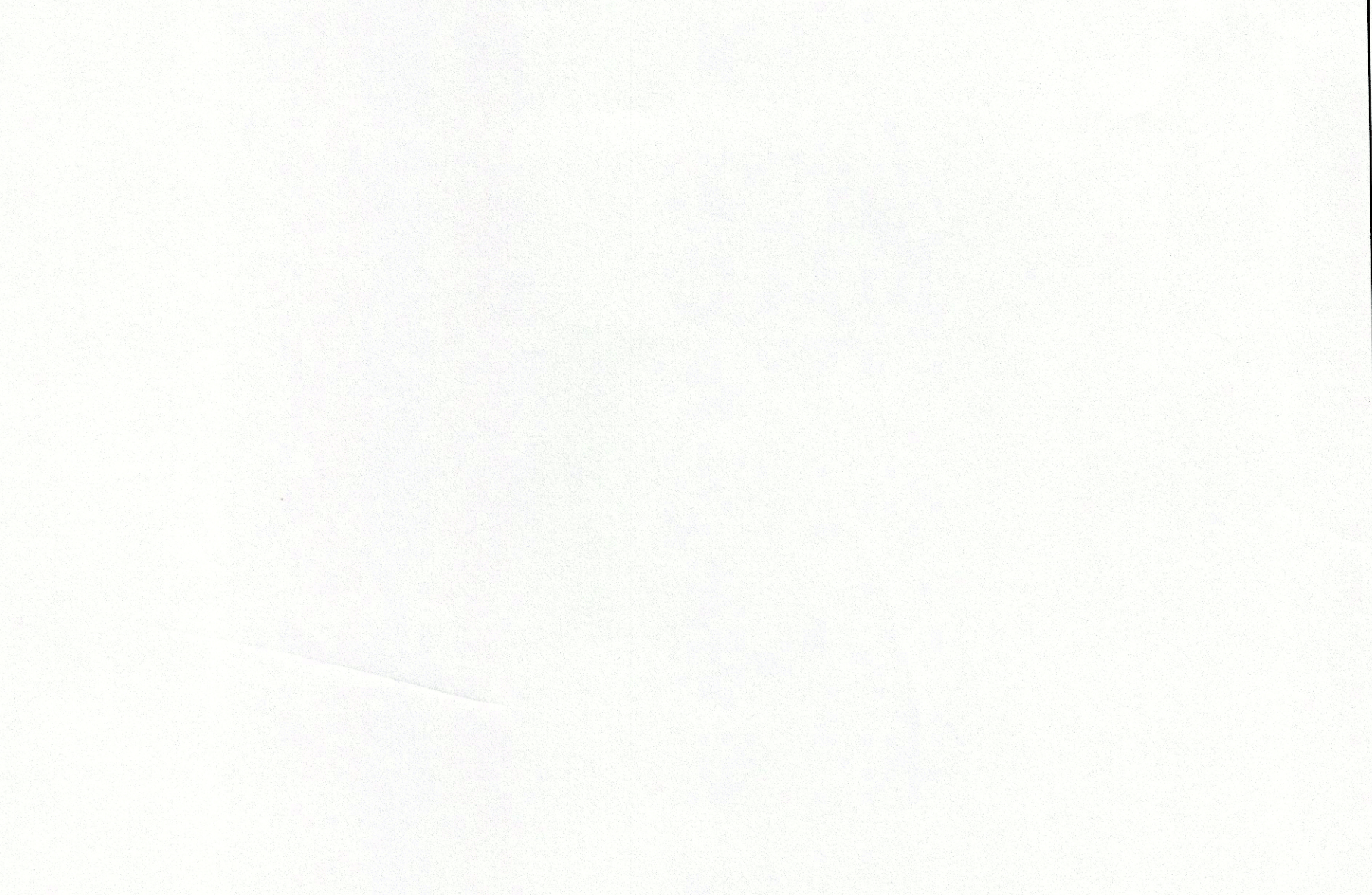
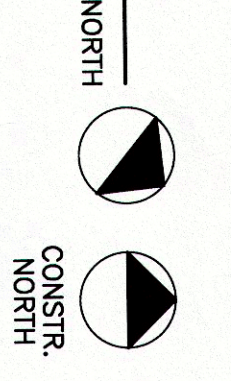
TYPE 'EP' LIGHT FIXTURE



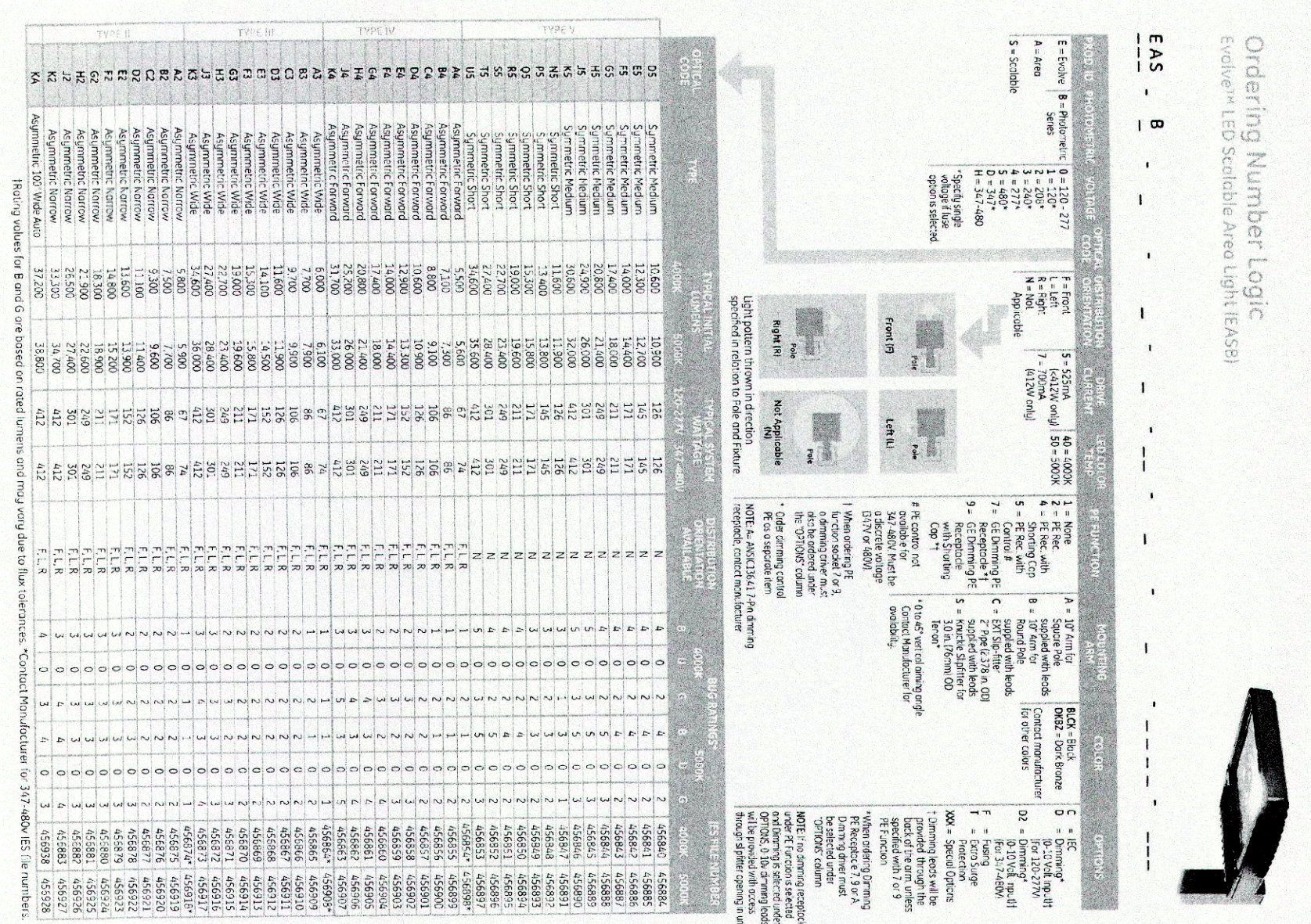
STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	+	2.4 fc	9.5 fc	0.6 fc	15.8:1	4.0:1
PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A

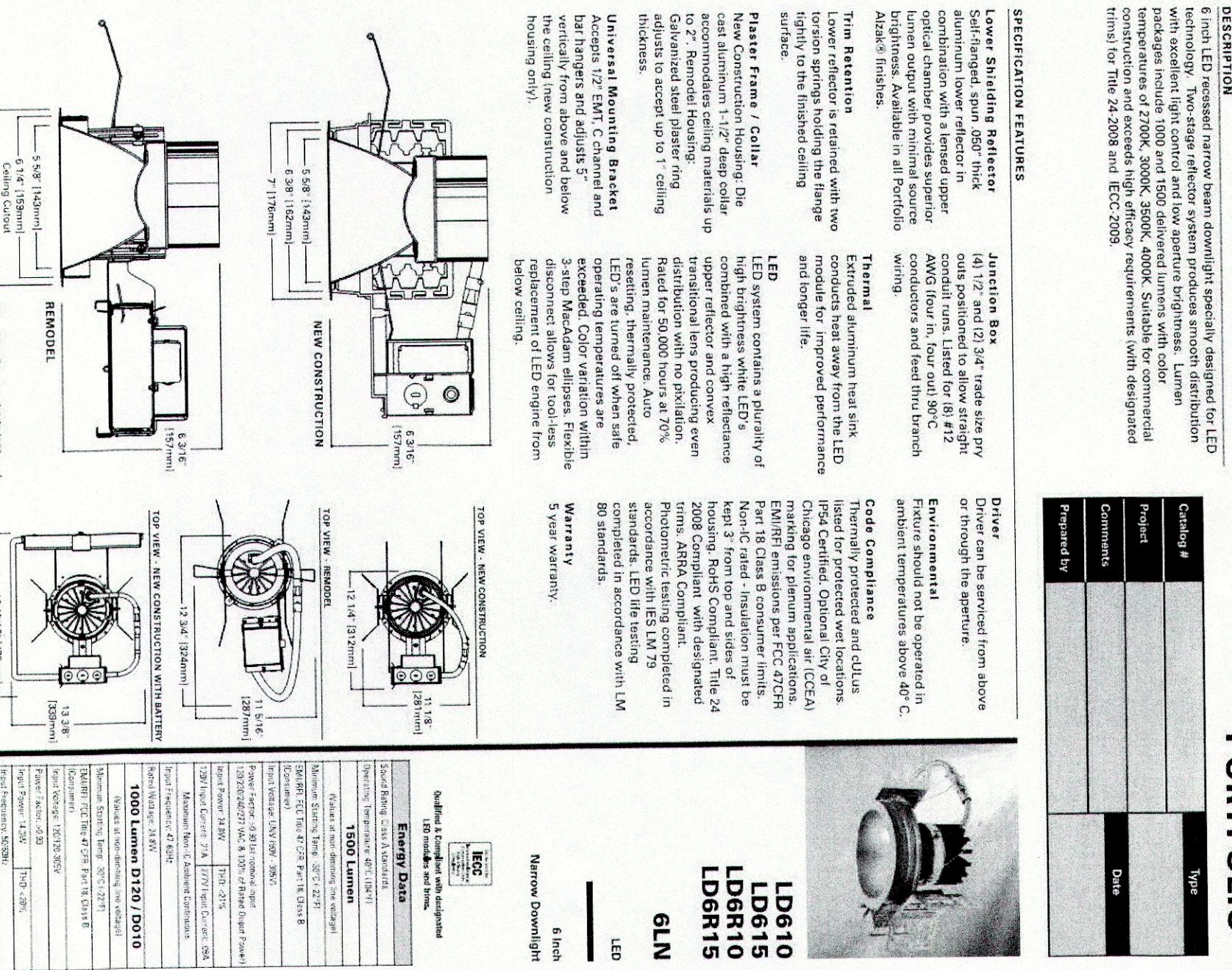
1 SITE LIGHTING PLAN  
SCALE: 1"=20'



TYPE 'SP' LIGHT FIXTURE



TYPE 'LV' LIGHT FIXTURE



DESCRIPTION

PORTFOLIO™

Model #	Type

Cameron K. Collins, P.E. #62665  
3333 E. Battlefield Road, Suite 1000  
Springfield, Missouri 65804  
Phone: 417.862.3265  
Fax: 417.862.3265  
www.mfec.com  
mfc.com  
Michael F. Fick, P.E. Edward & Collins, Inc.  
FLORIDA STATE CERTIFICATE OF AUTHORITY FOR ENGINEERS #26872

DATE:	2.25.15
REVISION:	3.30.15
DATE:	
CONV#:	3607

**O'Reilly AUTO PARTS**  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
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New O'Reilly Auto Parts Store:  
**OKECHOBEE RD.  
FORT PIERCE, FL  
(FORT PIERCE #2)**

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ARCHITECT**  
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e-mail: architect@esterlyschneider.com

CAMERON K. COLLINS  
LICENSED PROFESSIONAL ENGINEER  
No. 82665  
STATE OF MISSOURI  
FLORIDA  
PROFESSIONAL ENGINEER



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*Commonwealth Environmental Associates, Inc.*

7411 Iron Bridge Rd. • Richmond, VA 23237 • 804.275.9320 • Fax: 804.275.9322

**FINDINGS REPORT  
LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT  
PROPOSED STORE LOCATION  
2600 & 2704 OKEECHOBEE ROAD  
FORT PIERCE, FLORIDA**

Prepared for:

**O'Reilly Automotive Stores, Inc.**  
Springfield, Missouri

Prepared by:

**Commonwealth Environmental Associates, Inc.**  
Richmond, Virginia

December 13, 2013



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*Commonwealth Environmental Associates, Inc.*

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7411 Iron Bridge Rd. • Richmond, VA 23237 • 804.275.9320 • Fax: 804.275.9322

December 13, 2013

O'Reilly Automotive Stores, Inc.  
Real Estate Department  
233 South Patterson  
Springfield, MO 65802

Attn: Ms. Ellen Beeny

RE: Limited Phase II Environmental Site Assessment Report  
Proposed Store Location  
2600 & 2704 Okeechobee Road  
Fort Pierce, Florida  
CEA Project No. 28913

Dear Madame:

Commonwealth Environmental Associates, Inc., is pleased to submit this Limited Phase II Environmental Site Assessment Report completed for the above referenced property. The proposed scope of services was based on the information gathered during the Phase I Environmental Site Assessment previously completed by CEA.

**Purpose of Proposed Services**

To be present during geotechnical drilling to determine if the subject site has been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as service station and the service stations uses of in-ground hydraulic lifts.

**Project Background**

CEA completed a Phase I Environmental Site Assessment of the subject property with the findings presented within a report dated October 30, 2013. Based upon interviews with personnel familiar with the site, aerial photographs viewed by CEA personnel, information obtained during the site reconnaissance, historical information and historical maps, the parcel located at 2704 Okeechobee Road was developed as a service station in the late 1950's. The service station operated at the site until the mid to late 1970's. The service station structure is still located at the site. The following is a summary of the conclusions as presented within the Phase I ESA:

*The Environmental Site Assessment of the subject site including the properties located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida, was completed on October 30, 2013. CEA, Inc. performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-05 of the subject site including the properties located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida. Any exceptions to, or deletions from, this practice is described in Section 10.0 of this report. This assessment revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:*

- *Service Station- The parcel located at 2704 Okeechobee road was developed as a service station with gas sales in the late 1950's. The service station operated until the mid to late 1970's. The use of the parcel as a service station is considered a recognized environmental condition (REC) for the subject site. Groundwater flow was found to be flowing to the east-northeast during a 2002 Site Assessment. Based on the groundwater flow, no true down-gradient wells were installed during the completion of the 2002 Site Assessment. CEA recommends additional subsurface investigation be completed down-gradient of the service bay areas to determine the past uses of the parcel located at 2704 Okeechobee Road as a service station have negatively impacted the site.*
- *Hydraulic Lifts - CEA noted a large concrete pad on the northeast side of the structure. A 3-foot diameter concrete patch was noted in the middle of the concrete pad. Metal conduit was noted in the surface of the concrete leading to the concrete patch. The owner indicated that the concrete pad was associated with an in-ground hydraulic lift. It was not determined if the lift was closed in place or removed. CEA attempted to view the service bays for evidence of in-ground hydraulic lifts. However, the concrete floor within the service bay area was overlaid with a wood floor by the current owner. The property owner indicated that he recalls seeing a patch within the center of northeast most service bay similar to the patch in the concrete pad located on the northeast side of the structure. He indicated it may have been a hydraulic lift. No other hydraulic lift components were noted within the service bays. CEA was unable to locate documentation of the proper closure of the hydraulic lifts or if each service bay contained a hydraulic lift; therefore, the unknown status of the hydraulic lifts are considered a recognized environmental condition (REC) for the subject site. CEA recommends that further review of the service bay areas and the outside lift area associated with the parcel located at 2704 Okeechobee Road to determine if additional lifts are present within the service bay areas and to determine if the known lifts have been removed.*

CEA offered a limited program to further investigate the listed areas of potential concern relating to the redevelopment of the site. CEA was requested to complete a limited study at the site.

### **Scope of Services**

The scope of services completed for this project included the following activities:

- ❑ CEA provided the personnel and management required to complete the project.
- ❑ CEA had the public underground utilities marked prior to initiating services at the site.

- ❑ CEA coordinated with the geotechnical contractor to be on site and collected soil samples from the borings advanced as a part of the geotechnical soils study for field analysis utilizing a Photo-ionization Detector (PID) as well as field observations for staining, fill or odors. CEA coordinated with the geotechnical contractor to complete a boring down gradient of and adjacent to the service bay areas as well as the former UST basin located to the southeast for the service station building.
- ❑ CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. CEA attempted to determine if the viewed hydraulic lift on the northeast side of the service bay had been removed.
- ❑ CEA prepared this Phase II Environmental Site Assessment findings report presenting the field observations and pertinent maps and quality control documentation.

### **Field Activities**

CEA environmental personnel completed the limited Phase II field services at the subject site on December 4, 2013. CEA coordinated with the geotechnical contractor (Cardno ATC, Tampa, Florida) and their drillers (Standard Drilling Services) to complete the Phase II services at the subject site. The geotechnical contractor indicated that they had the public underground utilities marked prior to the work being completed on the subject site.

The Phase II services were completed to determine if the subject site had been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as a service station and the service stations uses of in-ground hydraulic lifts. A total of seven (7) soil borings were advanced at the subject site utilizing a track mounted drill rig. Of the seven (7) borings, four (4) (B-4, B-5, B-6 and B-7) were completed on the parcel located at 2704 Okeechobee Road. The remaining borings (B-1, B-2 and B-3) were completed on the parcel located at 2600 Okeechobee Road. One (1) boring (B-4) was completed adjacent and to the northeast of the UST basins located to the southeast of the service station structure. One (1) boring (B-5) was completed to the northeast of the service station structure and adjacent to the outside hydraulic lift location. One (1) boring (B-6) was completed toward the middle of the northeast property boundary of the parcel located at 2704 Okeechobee Road. One (1) boring (B-7) was completed toward the north property boundary of the parcel located at 2704 Okeechobee Road. Borings B-4 and B-5 were completed down-gradient of the areas of concern for the parcel located at 2704 Okeechobee Road. Continuous sampling was performed to fifteen (15) feet within the seven (7) borings.

In addition to observing the completion of the geotechnical borings, CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. Due to the presence of a plywood floor covering the floor of the former service bays and stored personal items of the current owner of the structure, CEA was unable to determine if the service bays contained hydraulic lifts. CEA also attempted to determine if the hydraulic lift on the northeast side of the service bay has been removed. CEA utilized hand excavation equipment to remove a portion of the concrete patch covering the location of the suspected hydraulic lift. Once exposed, CEA determined that the hydraulic lift had been removed from the ground. CEA utilized concrete to patch the excavation area.

A map illustrating the general location of the site and soil boring locations is presented as Figure 1 and 2 in Attachment A.

Boring B-4 was completed adjacent and to the northeast of the UST basins located to the southeast of the service station structure. Boring B-4 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-5 was completed to the northeast of the service station structure and adjacent to the outside hydraulic lift location. Boring B-5 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-6 was completed toward the middle of the northeast property boundary of the parcel located at 2704 Okeechobee Road. Boring B-6 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-7 was completed toward the north property boundary of the parcel located at 2704 Okeechobee Road. Boring B-7 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

The borings B-1, B-2 and B-3 were all completed on the parcel located at 2600 Okeechobee Road. The borings were advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil borings. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of these borings.

The total depth of the soil borings and the field screening results are noted within Table 1. Boring Logs are included as Attachment B.

<b>TABLE 1</b> <b>2600 &amp; 2704 Okeechobee Road</b> <b>Fort Pierce, Florida</b> <b>Soil Boring Information</b>		
<b>SOIL BORING NO.</b>	<b>BORING DEPTH</b>	<b>FIELD ANALYSIS (ppm)</b>
2600 Okeechobee Road		
B-1	15'	0.0
B-2	15'	0.0
B-3	15'	0.0
2704 Okeechobee Road		
B-4	15'	0.0
B-5	15'	0.0
B-6	15'	0.0
B-7	15'	0.0

### Evaluation

CEA environmental personnel completed the limited Phase II field services at the subject site on December 4, 2013. CEA coordinated with the geotechnical contractor (Cardno ATC, Tampa, Florida) and their drillers (Standard Drilling Services) to complete the Phase II services at the subject site.

The Phase II services were completed to determine if the subject site had been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as a service station and the service stations uses of in-ground hydraulic lifts. A total of seven (7) soil borings were advanced at the subject site utilizing a track mounted drill rig. Of the seven (7) borings, four (4) (B-4, B-5, B-6 and B-7) were completed on the parcel located at 2704 Okeechobee Road. The remaining borings (B-1, B-2 and B-3) were completed on the parcel located at 2600 Okeechobee Road.

CEA collected soils from each boring completed at the site for field analysis utilizing a PID as well as field observations for staining, fill and odors. No elevated PID readings, soil staining or petroleum odors were noted during the completion of the soil borings at the site. Based on the services completed at the subject site, no gross or significant contamination was detected within the borings completed at the site.

CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. Due to the presence of a plywood floor covering the floor of the former service bays and stored personal items of the current owner of the structure, CEA was unable to determine if the service bays contained hydraulic lifts. CEA also attempted to determine if the hydraulic lift formerly situated on the northeast side of the service bay had been removed. CEA utilized hand excavation equipment to remove a portion of the concrete patch covering the location of the suspected hydraulic lift. Once exposed, CEA determined that the hydraulic lift had been removed from the ground. If hydraulic lifts are discovered within the service bays of the service station structure located a 2704 Okeechobee Road during demolition activities, CEA recommends the hydraulic lifts be removed per local, state and federal laws and regulations.

Commonwealth Environmental Associates, Inc. appreciates the opportunity to work with O'Reilly Automotive Stores, Inc. on this project. Please do not hesitate to contact our office with any questions concerning this project at (804) 275-9320.

Sincerely,

**COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.**



By:

Dan Goodman  
Project Manager



By:

W. Fred Mayes  
President

Attachments: A - Figures  
B - Soil Boring Logs

## **Limitations**

This report has been prepared for the exclusive use of O'Reilly Automotive Stores, Inc. and/or their agents, for specific application to the subject site. This report should in no way be construed as our recommendation to either, purchase, sell, or develop the project site.

The report was prepared in accordance with generally accepted standards of practice for environmental services. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Commonwealth Environmental Associates, Inc.

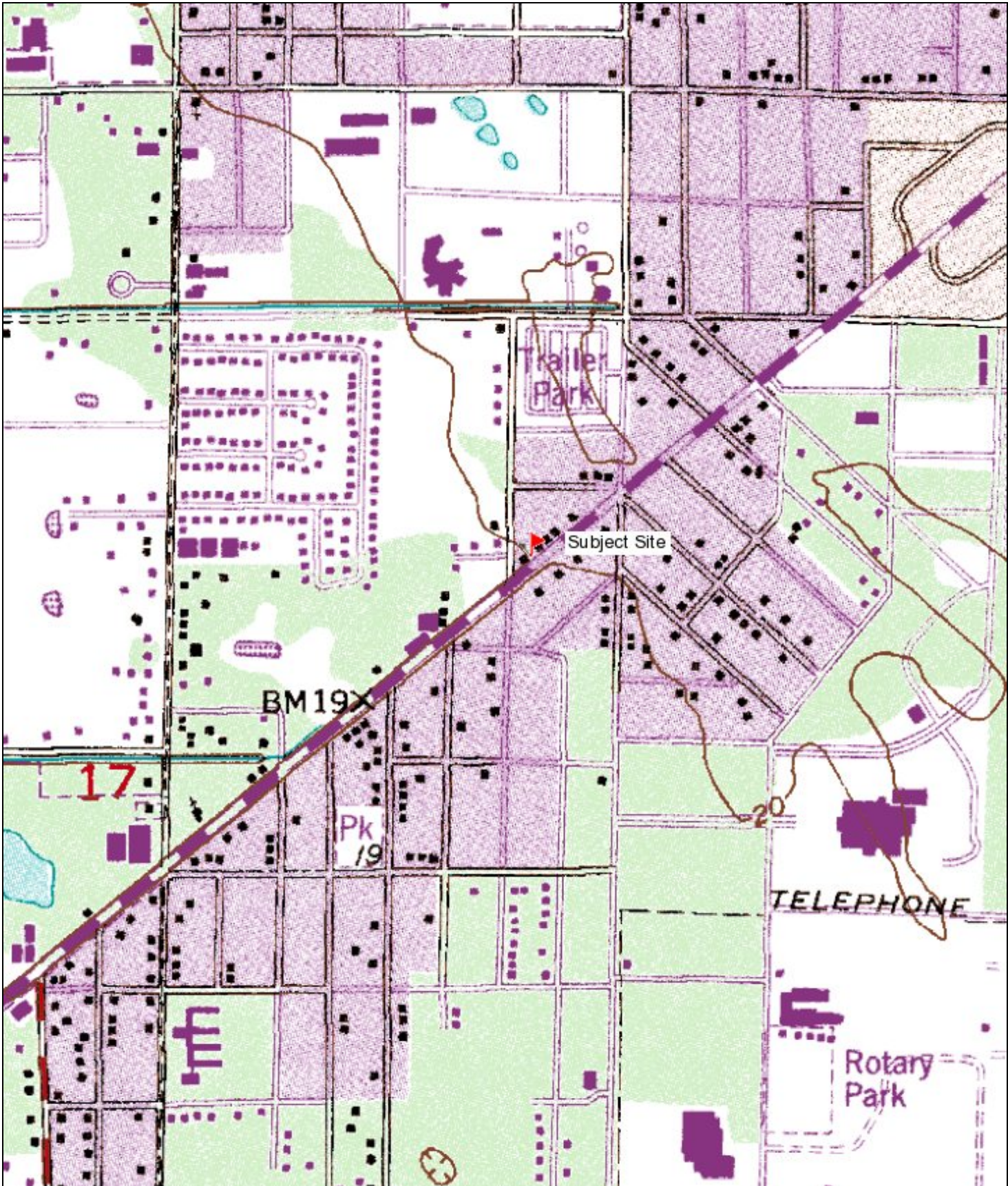
Our conclusions and recommendations are based upon information provided to us by others, our site observations, and professional judgment. To the best of our knowledge, information provided by others is true and correct, unless otherwise noted; however, Commonwealth Environmental Associates, Inc. is not responsible for the accuracy of information provided by others.

Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in subsurface conditions that may exist between sampling locations, in unexplored areas of the site, or at times other than those represented by our observations.

In providing this report, Commonwealth Environmental Associates, Inc. does not assume any responsibilities of the party, or parties that are deemed legally responsible for the subject site. It is not the responsibility of Commonwealth Environmental Associates, Inc., to report our findings to any federal, state or local agency, including such conditions that may present a potential danger to public health, safety or the environment. It is the responsibility of the client to notify the appropriate federal, state and/or local agencies, in a timely manner, of such findings as may be required by law.

**ATTACHMENT A**

**FIGURES**



Trailer Park

Subject Site

BM19X

17

Pk 19

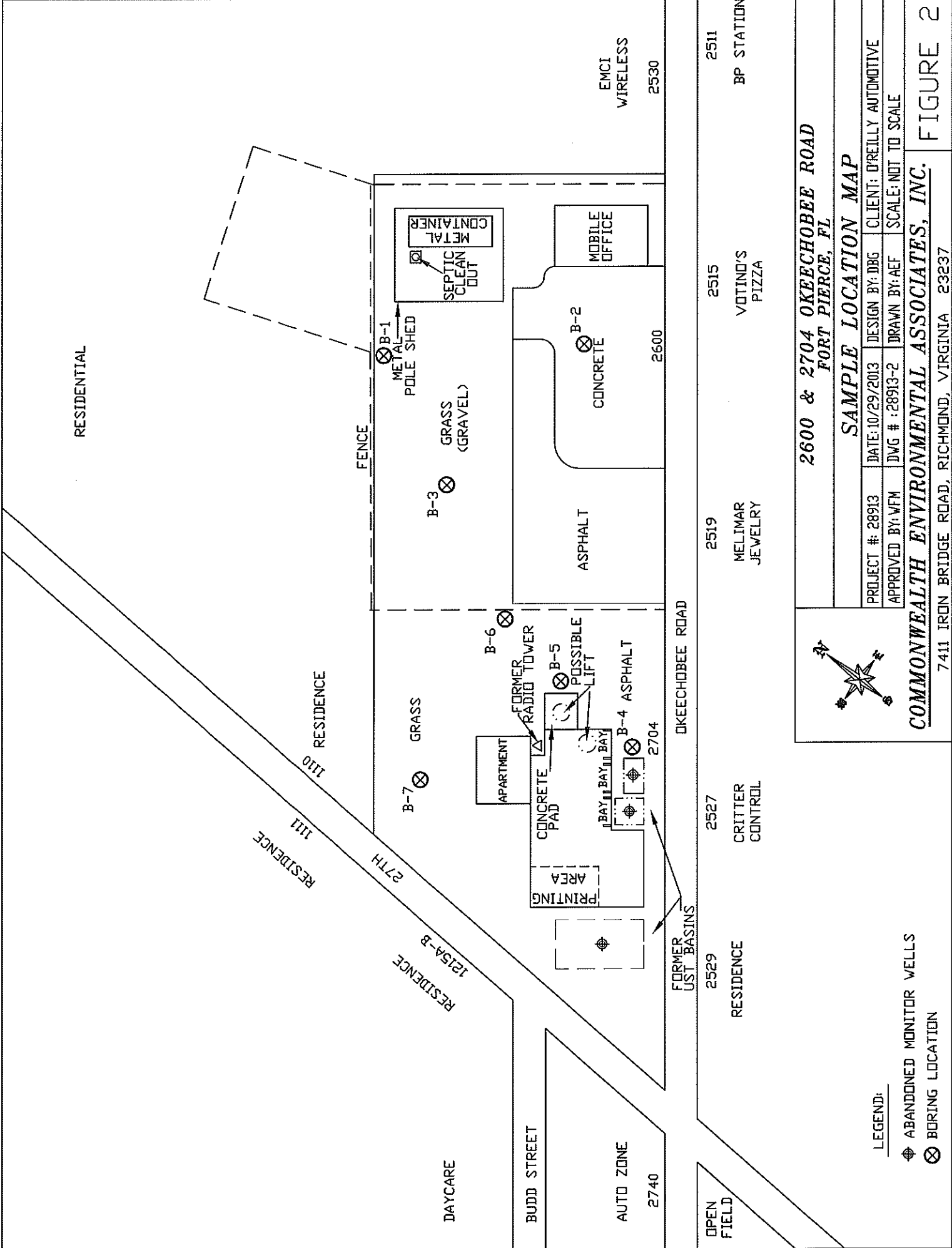
20

TELEPHONE

Rotary Park



0 ————— 0.2 Mi  
0 ————— 1000 Ft



**2600 & 2704 OKEECHOBEE ROAD  
FORT PIERCE, FL**

**SAMPLE LOCATION MAP**

PROJECT #: 28913	DATE: 10/29/2013	DESIGN BY: DBG	CLIENT: O'REILLY AUTOMOTIVE
APPROVED BY: WFM	DWG #: 28913-2	DRAWN BY: AEF	SCALE: NOT TO SCALE

**COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.**  
7411 IRON BRIDGE ROAD, RICHMOND, VIRGINIA 23237

2530	EMCI WIRELESS
2600	CONCRETE
2600	MOBILE OFFICE
2515	VOTINO'S PIZZA
2519	MELIMAR JEWELRY
2511	BP STATION
2527	CRITTER CONTROL
2529	RESIDENCE
2740	OPEN FIELD

**FIGURE 2**

**ATTACHMENT B**  
**SOIL BORING LOGS**

<b>Boring Log</b>			
<b>Soil Boring B-1</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations/</b>
0-3"	Gravel		
3"-3'	Dark Brown Silty Sands	0.0	
3'-6'	Light Brown Sands	0.0	
6'-8'	White Fine Sands	0.0	
8'-10'	Grayish White Fine Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

<b>Boring Log</b>			
<b>Soil Boring B-2</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Concrete		
3"-3'	Dark Brown Silty Sands	0.0	
3'-6'	Light Brown Sands	0.0	
6'-8'	White Fine Sands	0.0	
8'-10'	Grayish White Fine Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

<b>Boring Log</b>			
<b>Soil Boring B-3</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Gravel		
3"-3'	Dark Brown Silty Sands	0.0	
3'-6'	Light Brown Sands	0.0	
6'-8'	White Fine Sands	0.0	
8'-10'	Grayish White Fine Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

<b>Boring Log</b>			
<b>Soil Boring B-4</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Asphalt		
3"-3'	Brown Silty Sands	0.0	
3'-6'	Light Brown Sands	0.0	
6'-8'	White Fine Sands	0.0	
8'-10'	Grayish White Fine Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

<b>Boring Log</b>			
<b>Soil Boring B-5</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Organic Material		
3"-3'	Brown To Dark Brown Sands	0.0	
3'-6'	Tan to Gray Sands	0.0	
6'-8'	Tan Sandy Clays	0.0	
8'-10'	Tan Brown Silty Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

<b>Boring Log</b>			
<b>Soil Boring B-6</b>			
<b>CEA Job # 28913 2600 &amp; 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13</b>			
<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Organic Material		
3"-3'	Brown To Dark Brown Sands	0.0	
3'-6'	Tan to Gray Sands	0.0	
6'-8'	Tan Sandy Clays	0.0	
8'-10'	White Fine Sands	0.0	
13.5'-15'	Brown Fine Sands	0.0	
<b>No samples were collected from this boring for chemical analysis.</b>			

**Boring Log  
Soil Boring B-7**

**CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13**

<b>Depth</b>	<b>Soil Description</b>	<b>PID (ppm)</b>	<b>Observations</b>
0-3"	Organic Material		
3"-3'	Brown To Dark Brown Sands	0.0	
3'-6'	Tan to Gray Sands	0.0	
6'-8'	Tan Sandy Clays	0.0	
8'-10'	White Fine Sands	0.0	
13.5'- 15'	Brown Fine Sands	0.0	

**No samples were collected from this boring for chemical analysis.**

**City Commission Regular Meeting**

**Agenda Item # 11. a.**

**Meeting Date:** 05/04/2015

**Re:** City of Fort Pierce Fiscal 2014 Audit Presentation

**Submitted For:** Gloria Johnson, Finance Director, Finance Department

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**SUBJECT:**

Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2014, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

**SUMMARY:**

The audit report presented includes the financial statements for all Governmental, Proprietary and Fiduciary Funds for the period ending September 30, 2014. Also included are Notes to the Financials and the Auditor's Reports on the statements.

**RECOMMENDATION:**

Accept the 2014 Audit Report

**ALTERNATIVES:**

Accept with recommendations

**RESPONSIBLE STAFF:**

Finance Department Staff

**COORDINATED WITH:**

Finance Department and DiBartolomeo, McBee, Hartley & Barnes, P.A.

---

**Fiscal Impact**

**Budgeted Y/N:** N

**Fiscal Year:**

**Account:**

**Amount:**

**OTHER INFORMATION:**

None

---

**Attachments**

Auditor's Report  
2014 CAFR

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**Form Review**

**Inbox**  
Finance Department

**Reviewed By**  
Gloria Johnson

**Date**  
04/13/2015 02:05 PM

City Manager

City Manager

Form Started By: Johnna Morris

Final Approval Date: 04/30/2015

Jennifer Robinson

Robert Bradshaw

04/13/2015 04:37 PM

04/30/2015 11:42 AM

Started On: 04/13/2015 01:55 PM

CITY OF FORT PIERCE  
FINANCIAL ANALYSIS  
SEPTEMBER 30, 2014





# BALANCE SHEETS

	<u>2014</u>	<u>2013</u>	<u>Increase (Decrease)</u>	<u>Percent Change</u>
<b>ASSETS</b>				
Cash and investments	27,271,191	21,507,516	\$ 5,763,675	27%
Cash and investments—restricted	111,997	235,997	(124,000)	-53%
Receivables	16,811,397	16,434,841	376,556	2%
Inventories & Prepaids	439,127	80,330	358,797	447%
Fixed assets	197,820,346	187,279,672	10,540,674	6%
Other assets	1,095,626	1,813,568	(717,942)	-40%
	<u>243,549,684</u>	<u>227,351,924</u>	<u>16,197,760</u>	<u>7%</u>
<b>LIABILITIES</b>				
Current liabilities	13,824,247	9,973,389	3,850,858	39%
Liabilities payable from restricted assets	119,847	242,647	(122,800)	-51%
Long-term liabilities	99,096,849	90,910,217	8,186,632	9%
	<u>113,040,943</u>	<u>101,126,253</u>	<u>11,914,690</u>	<u>12%</u>
<b>FUND EQUITY</b>				
Net assets	30,160,022	28,984,179	1,175,843	4%
Investment in Capital Assets, net of related debt	100,348,719	97,241,492	3,107,227	3%
	<u>130,508,741</u>	<u>126,225,671</u>	<u>4,283,070</u>	<u>3%</u>
	<u>\$ 243,549,684</u>	<u>\$ 227,351,924</u>	<u>\$ 16,197,760</u>	<u>7%</u>

Fixed assets in the Marina increased by 6.5 million and 8.1 million was spent on Energy Conservation and Wind Mitigation

Accounts Payable increased due to ongoing construction projects at the Marina and the Energy Conservation Project



## Governmental Fund Revenues

	2014	2013	2012	2011	2010
Taxes	\$ 18,256,174	\$ 16,722,691	\$ 16,987,002	\$ 18,128,308	\$ 18,973,552
Licenses & permits	333,806	327,558	353,390	465,984	393,408
Intergovernmental revenues	15,104,540	11,384,520	11,338,211	9,157,273	12,180,543
Charges for services	226,708	215,829	195,748	180,180	74,964
Fines & forfeitures	202,277	222,445	193,114	207,067	350,920
Investment income	193,528	243,884	196,028	202,640	286,804
Contribution from component unit	5,605,157	5,365,879	4,767,268	4,925,280	4,853,329
Miscellaneous revenues	4,734,719	2,977,234	2,799,953	3,490,107	2,970,580
	<u>\$ 44,656,909</u>	<u>\$ 37,460,040</u>	<u>\$ 36,830,714</u>	<u>\$ 36,756,839</u>	<u>\$ 40,084,100</u>

**Population** **43,074**      **42,645**      **41,993**      **42,169**      **41,590**

	2014	2013	2012	2011	2010
Taxes	\$ 424	\$ 392	\$ 405	\$ 430	\$ 456
Licenses & permits	8	8	8	11	9
Intergovernmental revenues	351	267	270	217	293
Charges for services	5	5	5	4	2
Fines & forfeitures	5	5	5	5	8
Investment income	4	6	5	5	7
Contribution from component unit	130	126	114	117	117
Miscellaneous revenues	110	70	67	83	71
	<u>\$ 1,037</u>	<u>\$ 878</u>	<u>\$ 877</u>	<u>\$ 872</u>	<u>\$ 964</u>

- Increase of 1.9 million in Ad Valorem tax
- Reduction due to decrease in CDBG 1M, FPRA 1M, Impact fees & other 1M
- Increase of 2.2 million for Wind Mitigation & 3 million due to Bedi Grant Repayment
- Increase due to Weatherization Grant(1.1M) and NSP Grant(1.4M)
- Increase relates to change in formula



# Governmental Fund Expenditures

	2014	2013	2012	2011	2010
Operating:					
General government	\$ 10,151,988	\$ 9,764,941	\$ 10,351,426	\$ 10,158,774	\$ 12,178,323
Public safety	14,032,891	13,453,506	12,972,368	12,555,394	13,918,785
Transportation	3,122,509	3,089,871	3,058,459	2,981,763	3,130,854
Economic environment	1,033,042	1,735,007	3,277,492	1,944,850	6,042,952
Culture and recreation	2,150,857	1,968,202	1,943,145	1,988,264	2,144,593
Total operating expenditures	30,491,287	30,011,527	31,602,890	29,629,045	37,415,507
Capital outlay	10,185,718	3,765,513	2,383,608	2,118,083	3,642,606
Debt service	6,438,296	5,881,667	5,610,203	5,523,161	5,709,958
	<u>\$ 47,115,301</u>	<u>\$ 39,658,707</u>	<u>\$ 39,596,701</u>	<u>\$ 37,270,289</u>	<u>\$ 46,768,071</u>
<b>Population</b>	<b>43,074</b>	<b>42,645</b>	<b>42,169</b>	<b>41,590</b>	<b>44,000</b>
	2013	2012	2011	2010	2009
Operating:					
General government	\$ 236	\$ 229	\$ 245	\$ 244	\$ 277
Public safety	326	315	308	302	316
Transportation	72	72	73	72	71
Economic environment	24	41	78	47	137
Culture and recreation	50	46	46	48	49
Total operating expenditures	708	704	749	712	850
Capital outlay	236	88	57	51	83
Debt service	149	138	133	133	130
	<u>\$ 1,094</u>	<u>\$ 930</u>	<u>\$ 939</u>	<u>\$ 896</u>	<u>\$ 1,063</u>

- 4.5 Million due to Energy Conservation improvements, 3.5 million of Wind retrofit projects
- Step raises for police officers
- Decrease due to layoffs and reductions in spending
- increase due to weatherization grant and NSP Grant
- Decrease in CDBG spending of \$3.8 million primarily related to the section 108 loan and BEDI Grant



# Community Redevelopment

	2014	2013	2012	2011	2010
<b>Revenue:</b>					
Taxes	\$ 3,986,652	\$ 4,001,298	\$ 4,123,746	\$ 4,449,916	\$ 5,411,578
Other Revenue	2,473,755	218,142	172,032	78,308	105,326
	<u>\$ 6,460,407</u>	<u>\$ 4,219,440</u>	<u>\$ 4,295,778</u>	<u>\$ 4,528,224</u>	<u>\$ 5,516,904</u>
<b>Expenditures:</b>					
Operating	377,741	346,123	470,089	643,575	1,204,618
Capital	1,969,001	334,346	283,028	142,824	280,755
	<u>\$ 2,346,742</u>	<u>\$ 680,469</u>	<u>\$ 753,117</u>	<u>\$ 786,399</u>	<u>\$ 1,485,373</u>
<b>Transfer In:</b>					
Capital Project Fund-Redevelopment	\$ 172,731	\$ 65,000	\$ -	\$ -	\$ -
Debt Service fund	-	-	74,960	-	-
General Fund	1,689,274	1,410,793	1,129,036	-	-
	<u>1,862,005</u>	<u>1,475,793</u>	<u>1,203,996</u>	<u>-</u>	<u>-</u>
<b>Transfer Out:</b>					
General Fund	(2,826,680)	(1,843,228)	(1,929,903)	(395,442)	(2,419,237)
Ft. Pierce Redevelopment Bonds	(2,706,094)	(2,706,869)	(2,280,956)	(2,654,877)	(2,582,291)
Hurricane Housing	-	(74,960)	(75,000)	-	-
Police Grant Fund	-	-	-	-	(143,480)
Redevelopment Capital Project	-	-	-	236,555	-
Sunrise Theatre	(445,749)	(400,000)	(500,000)	(500,000)	(142,074)
	<u>(5,978,523)</u>	<u>(5,025,057)</u>	<u>(4,785,859)</u>	<u>(3,313,764)</u>	<u>(5,287,082)</u>
	<u>\$ (2,853)</u>	<u>\$ (1,486,086)</u>	<u>\$ (1,243,198)</u>	<u>\$ 428,061</u>	<u>\$ (1,255,551)</u>
2008 A and B Debt Service	\$ 2,729,406	\$ 2,729,331	\$ 2,727,642	\$ 2,675,181	\$ 2,419,237

Increase due to reimbursements from the Utility Authority and State related to th HD King Power Plant Site  
 Increase relates to work at HD King Power Plant Site



## Solid Waste Fund

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 6,264,167	\$ 6,348,420	\$ 6,139,701	\$ (84,253)	-1%
Operating expenses	5,264,288	4,974,739	5,440,958	289,549	6%
Operating income (loss)	999,879	1,373,681	698,743	(373,802)	-27%
Net nonoperating revenues	2,467	40,010	659,803	(37,543)	-94%
Net income	\$ 1,002,346	\$ 1,413,691	\$ 1,358,546	\$ (411,345)	-29%
Operating Income(loss)	\$ 999,879	\$ 1,373,681	\$ 698,743	\$ (373,802)	-53%
Depreciation	327,047	391,388	420,065	(64,341)	-15%
Interest	-	-	-	-	0%
Principal	-	-	-	-	0%
Net Cash Flows from operations	\$ 1,326,926	\$ 1,765,069	\$ 1,118,808	\$ (438,143)	-39%
Transfer to Other funds	\$ 1,418,459	\$ 1,526,000	\$ 516,485		

Landfill and Recycling contract decreased by 515k

Landfill contract increased by 230k

650,000 contribution received



## Stormwater Fund

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 2,707,758	\$ 2,598,840	\$ 2,679,764	\$ 108,918	4%
Operating expenses	5,465,961	2,671,953	2,519,533	2,794,008	105%
Operating income (loss)	(2,758,203)	(73,113)	160,231	(2,685,090)	3673%
Net nonoperating revenues (expenses)	917,594	2,106,586	2,623,902	(1,188,992)	-56%
Net income	\$ (1,840,609)	\$ 2,033,473	\$ 2,784,133	\$ (3,874,082)	-191%
Operating Income(loss)	(2,758,203)	(73,113)	160,231	(2,685,090)	-1676%
Depreciation	1,366,099	1,422,792	1,366,282	(56,693)	-4%
Interest	(664,834)	(696,950)	(722,400)	32,116	-4%
Principal transfers	(615,000) (12,670)	(590,000) (28,532)	(570,000) -	(25,000) 15,862	4% 100%
Net Cash Flows from operations	\$ (2,684,608)	\$ 34,197	\$ 234,113	\$ (2,718,805)	-1580%

Reimbursements by State of Florida and Stormwater management Grant

Contract fees increased by 2.3 million related to stormwater improvements



## Golf Course Fund

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 1,417,093	\$ 1,418,505	\$ 1,439,569	\$ (1,412)	0%
Operating expenses	<u>1,587,070</u>	<u>1,658,894</u>	<u>1,610,301</u>	<u>(71,824)</u>	<u>-4%</u>
Operating income (loss)	(169,977)	(240,389)	(170,732)	70,412	29%
Net nonoperating revenues (expenses)	<u>61</u>	<u>233</u>	<u>484</u>	<u>(172)</u>	<u>74%</u>
Net income (loss)	<u>\$ (169,916)</u>	<u>\$ (240,156)</u>	<u>\$ (170,248)</u>	<u>\$ 70,240</u>	<u>29%</u>
Operating Income(loss)	\$ (169,977)	\$ (240,389)	\$ (170,732)	\$ 70,412	-41%
Depreciation	140,314	144,155	143,845	(3,841)	-3%
Interest	(132,520) **	(135,426) **	(138,236)	2,906	0%
Principal	(75,000) **	(75,000) **	(70,000)	-	0%
Transfers	<u>126,459</u>	<u>(28,000)</u>	<u>-</u>	<u>154,459</u>	<u>0%</u>
Net Cash Flows from operations	<u>\$ (237,183)</u>	<u>\$ (306,660)</u>	<u>\$ (235,123)</u>	<u>\$ 69,477</u>	<u>-44%</u>

Includes a 154k transfer from the Solid Waste Fund

\*\* Debt Service paid by the General Fund



## Marina Fund

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 1,737,088	\$ 1,800,958	\$ 1,920,455	\$ (63,870)	-4%
Operating expenses	2,511,507	2,506,817	2,056,762	4,690	0%
Operating income (loss)	(774,419)	(705,859)	(136,307)	(68,560)	-10%
Net nonoperating revenues (expenses)	5,501,552	10,514,208	6,774,953	(5,012,656)	48%
Net income	\$ 4,727,133	\$ 9,808,349	\$ 6,638,646	\$ (5,081,216)	52%
Operating Income(loss)	\$ (774,419)	\$ (705,859)	\$ (136,307)	\$ (68,560)	50%
Depreciation	757,784	751,602	410,424	6,182	2%
Interest	(96,374)	(98,464)	(101,767)	2,090	2%
Principal	-	-	-	-	0%
Transfers	(51,111)	(51,110)	-	(1)	0%
Net Cash Flows from operations	\$ (164,120)	\$ (103,831)	\$ 172,350	\$ (60,288)	35%



Marina Grant funds received



351k of increase is depreciation, insurance increased by 128k



## Sunrise Theatre

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 2,959,181	\$ 2,887,153	\$ 3,066,474	\$ 72,028	2%
Operating expenses	4,080,883	4,223,143	4,173,135	(142,260)	-3%
Operating income (loss)	(1,121,702)	(1,335,990)	(1,106,661)	214,288	-16%
Net nonoperating revenues (expenses)	985	46,219	9,826	(45,234)	-98%
Net income (loss)	<u>\$ (1,120,717)</u>	<u>\$ (1,289,771)</u>	<u>\$ (1,096,835)</u>	<u>\$ 169,054</u>	<u>-13%</u>
Operating Income(loss)	\$ (1,121,702)	\$ (1,335,990)	\$ (1,106,661)	\$ 214,288	19%
Depreciation	538,179	538,178	546,164	1	0%
Net Cash Flows from operations	<u>\$ (583,523)</u>	<u>\$ (797,812)</u>	<u>\$ (560,497)</u>	<u>\$ 214,289</u>	<u>38%</u>
Transfer from FPRA	\$ 445,749	\$ 400,000	\$ 500,000		
Transfer from General Fund	\$ 94,701	\$ -	\$ -		
Transfer from Solid Waste	\$ -	\$ 300,000	\$ 110,000		
				decrease in event costs and advertising	
				Ticket sales decreased 156k	



## Building Department

	2014	2013	2012	2014/ 2013	
				Increase (Decrease)	Percent Change
Operating revenues	\$ 1,276,557	\$ 1,053,183	\$ 845,845	\$ 223,374	26%
Operating expenses	1,014,511	1,004,080	951,656	10,431	1%
Operating income (loss)	262,046	49,103	(105,811)	212,943	-201%
Net nonoperating revenues (expenses)	731	416	364	315	87%
Net income (loss)	\$ 262,777	\$ 49,519	\$ (105,447)	\$ 213,258	-202%
Operating Income(loss)	\$ 262,046	\$ 49,103	\$ (105,811)	\$ 212,943	-201%
Depreciation	2,175	5,000	4,564	(2,825)	-62%
Interest	-	-	-	-	0%
Principal	-	-	-	-	0%
Net Cash Flows from operations	\$ 264,221	\$ 54,103	\$ (101,247)	\$ 210,118	0%

 Increase in permits issued



City of Fort Pierce  
Comprehensive Annual Financial Report  
Fiscal Year Ended September 30, 2014

**COMPREHENSIVE  
ANNUAL FINANCIAL REPORT  
of the  
CITY OF FORT PIERCE, FLORIDA**



**For Fiscal Year Ended September 30, 2014**

**Prepared by:**

**Gloria J. Johnson  
Director of Finance**

**City of Fort Pierce Finance Department**

## FORT PIERCE CITY HALL



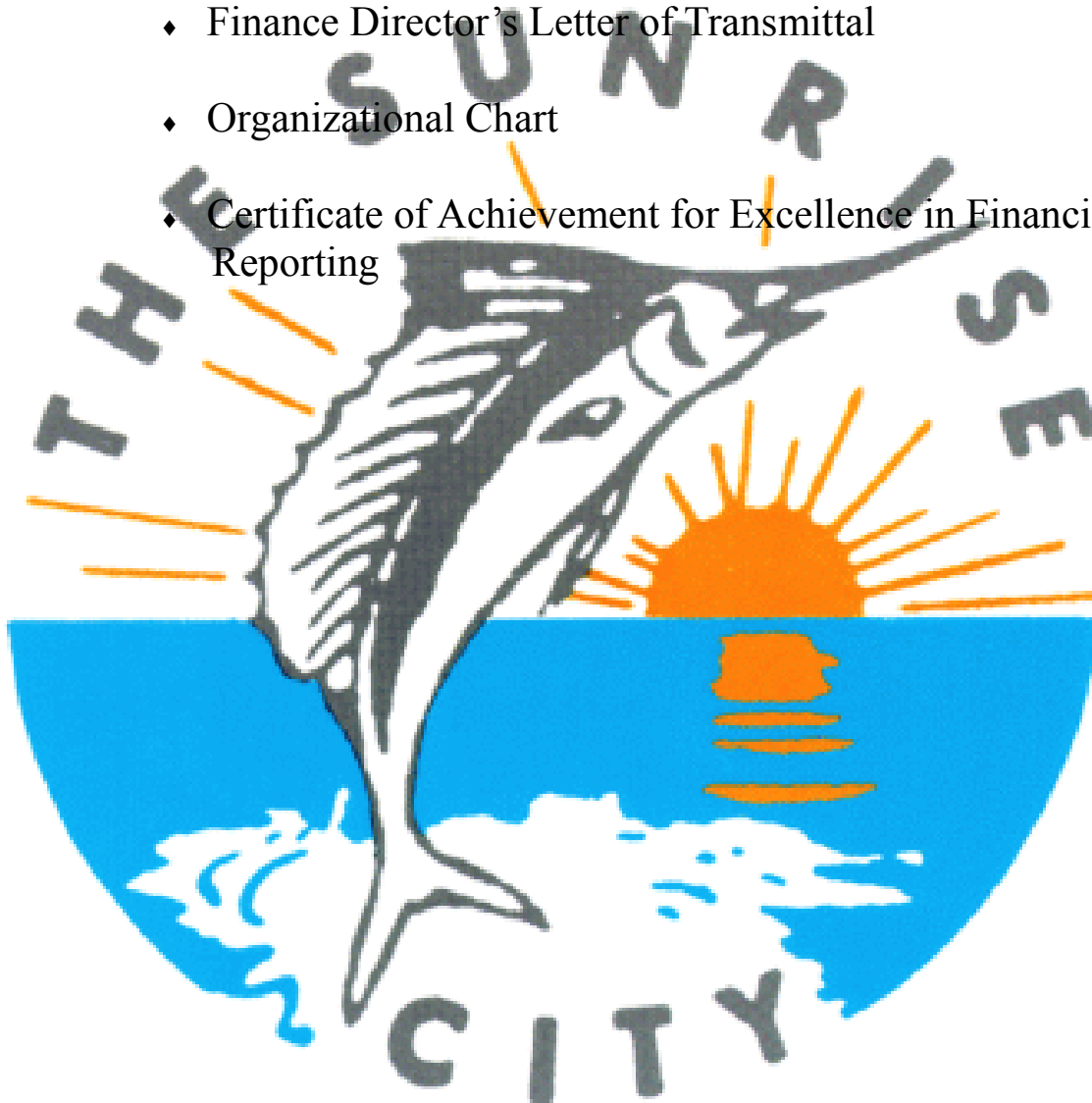
Built in 1991, City Hall serves as the center for government in Fort Pierce, Florida

### **Mission Statement**

“To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work.”

## I. *INTRODUCTORY SECTION*

- ◆ Table of Contents
- ◆ City Commission
- ◆ City Officials and Department Heads
- ◆ Finance Director's Letter of Transmittal
- ◆ Organizational Chart
- ◆ Certificate of Achievement for Excellence in Financial Reporting





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## CITY COMMISSION



Linda Hudson, Mayor



Rufus J. Alexander II



Edward Becht

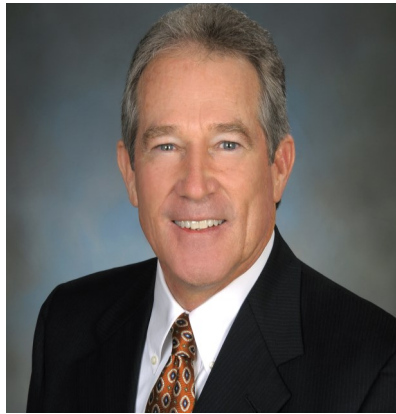


Thomas K. Perona



Reginald Sessions

## CITY OFFICIALS



Robert Bradshaw, City Manager

Nicholas Mimms, Deputy City Manager



Robert V. Schwerer  
*City Attorney*

Linda Cox  
*City Clerk*

Samuel L. Barnes, *Director of Administrative Services*

Gloria J. Johnson, *Director of Finance*

R. Sean Baldwin, *Chief of Police*

John R. Andrews, *City Engineer*

Marjorie B. Gaskin, *Director of Management Information Systems*

Marc Meyers, *Building Official*

Rebecca Grohall, *Planning & Zoning Manager*

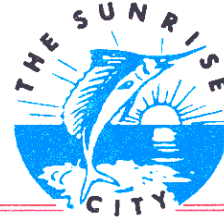
Robert Reals, *Manager of Public Works/Solid Waste*

Dean Kubitschek, *Marina Manager*

Peggy Arraiz, *Code Compliance Manager*

Lucille Posa, *Golf Course Manager*

John Wilkes, *Director, Sunrise Theatre*



OFFICE OF  
DIRECTOR OF FINANCE  
CITY HALL, 100 NORTH U.S. 1  
P.O. BOX 1480  
FORT PIERCE, FLORIDA 34954-1480

TEL. (772) 467-3000  
FAX (772) 489-2594

March 31, 2015

Honorable Mayor, Members of the  
City Commission and Citizens  
of the City of Fort Pierce, Florida

Dear Mayor, Commissioners, and Citizens:

It is our pleasure to submit this *Comprehensive Annual Financial Report* for the City of Fort Pierce, Florida for the fiscal year ended September 30, 2014. The report fulfills the requirements set forth in the *City Code of Ordinances, Florida Statutes*, Chapter 166.241; and the *Rules of the Florida Auditor General*, Chapter 10.550. The organization, form and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the State of Florida, the city Code of Ordinances, and the Government Finance Officers Association.

This report consists of management's representations concerning the finances of the City of Fort Pierce. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

*Florida Statutes* and the *City Code of Ordinances* require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by DiBartolomeo, McBee, Hartley & Barnes. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2014, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the

amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended September 30, 2014, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

### **The Reporting Entity and Its Services**

The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 34.38 square miles. The City operates under an elected City Commission (5 members) and provides a full range of municipal services including general government, public safety, public improvements, planning and zoning, and related general and administrative services to over 43,074 residents. In addition, the City operates a solid waste enterprise activity, a marina, a golf course, a theatre and a stormwater utility fund. This report includes two component units and one related organization.

***Component Units.*** The financial data of the City's two component units, the Fort Pierce Utilities Authority (FPUA), a proprietary fund, is discreetly presented, and the Community Redevelopment Agency (CRA), a governmental fund, is blended in the Combined Financial Statement. The FPUA is reported in a separate column to emphasize that it is legally separate from the City.

The FPUA provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce. The CRA was established for the purpose of carrying out redevelopment activities for areas existing in the City that are defined as slum or blighted. The members of the FPUA governing board are appointed or removed from office by the Fort Pierce City Commission. The members of the governing board of the CRA are the Fort Pierce City Commissioners. The CRA's budget and the FPUA's budget and rates for service are subject to the approval of the City Commission. Complete financial statements of the FPUA can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

***Fort Pierce Retirement and Benefit System and the Municipal Police Officers' Retirement Trust Fund.*** The accounts of these two retirement plans are included in the financial statements as the General Employees' Pension Trust, and the Police Officers' Pension Trust. Both of the pension trust funds are governed by a separate Board of Trustees subject to the requirements of local ordinances and by applicable provisions of Florida Law which require participation in the respective governing

authorities by certain key City officials. Additional criteria include the scope of public service provided by organizations which exist for the benefit of the employees of the City of Fort Pierce.

***Related Organizations.*** The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are funded entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt.

## **Economic Condition and Outlook**

The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area.

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, tourism, and sport and commercial fishing.

For years the local economy has counted on construction as the number one industry in the county. However, the downturn of the housing market has created the greatest percentage of the unemployment rate, which is currently 15%.

The slowdown in the real estate market and the construction industry has had a significant impact on the local economy. The unemployment rate has been adversely impacted along with the revenues generated by the businesses associated with the real estate and construction activities.

Local business and community leaders continue to recruit new light industrial activity to the area. It is anticipated this type of activity will assist in improving the unemployment rate and the overall economy.

Emphasis is being made on expanding the capabilities of both the St. Lucie County Airport and the Port of Fort Pierce, and ecotourism are activities which will act as catalysts in promoting future business and industrial growth.

The City continues its pursuit of an aggressive annexation program which in the past has increased the tax base, and also provided additional customers for the City's owned and operated utility systems. The City has annexed mostly agricultural land which was massive in area but provided very little tax base. All of the enhanced activity resultant of the area's growth, while having a positive impact, also presents challenges for the future. The City will need to maintain the high level of service standards that are in effect through effective utilization of both natural and financial resources. A comprehensive plan has been developed to establish goals, objectives and policies for growth management.

## **Major Initiatives**

Reconstruction of the floating dock system and island breakwater protection system is nearing completion for the City Marina. This \$28,000,000 project was primarily funded by FEMA and insurance proceeds for the renovation of damages caused by hurricanes Jeanne and Frances. A

breakwater island design was constructed to mitigate damages that could be caused by future hurricanes. This mitigation project or barrier island was an \$18 million dollar project. The environmental cleanup of the H.D. King power plant downtown continues to be underway. The old plant has been demolished and clean-up of the property has begun using a \$600,000 brownfield grant. This land is contemplated as being used to expand the City's existing Marina and or building a five star hotel. An energy savings performance contract, involving several citywide capital improvements, was executed in order to garner greater operational efficiency; this is estimated to be a \$6.6 million project. Currently, numerous stormwater improvement projects are being managed by the City's Engineering Department.

The 2014 budget had very little funding for capital equipment. The budget, with limited resources, has not been able to support capital equipment purchases in over seven years. The capital improvements constructed were through bond proceeds or grant funding. The City's bonded long-term debt at 9/30/2014 was \$93,565,246.

### **2014-2015 Budget Issues**

The City of Fort Pierce budget for fiscal 2015 is financed at the same level as fiscal 2014. The budget for 2014 was \$34,108,541 and 2015, \$34,267,078, an increase of \$158,537.

The City's taxable valuation is \$1,877,575,360 compared to last year's final valuation of \$1,857,631,568. This represents an increase by approximately 1.07% or \$19,943,797. This increase in property values, as well as appropriating \$.55 million from fiscal 2014, helped ease the task of balancing the budget. Using the roll back millage rate (6.5786) for FY 2015 has helped to stabilize further reduction in tax revenues. The roll back millage rate generated \$.55 million, which was restricted to be used to finance fiscal 2015 budget.

The City will receive from the Utilities Authority approximately \$89,404 in additional transfers under the 6% computation; using the power cost adjustment for electric and gas for twelve months.

The City appropriated \$1.5 million from fund balance to balance General Fund's budget.

The 2015 budget (General Fund) included a 4% pay increase for police officers, as result of the step plan implemented on 2013. Health insurance premiums for employees increased 4%; retirement rates for general members are 15.03%, up from 14.61%, Police officers 13.76% down from 15.33%. These wage and benefit changes equated to a decrease of \$181,125.

General Fund's \$2,051,629 transfer to Fort Pierce Redevelopment Agency, to assist in its operations, is approximately \$362,355 more than last year due to the continual decline of property values.

### **Reserve Policy**

The City adopted a formal policy setting the requirement as to what is the level of unreserved funding that should be set aside for unforeseen expenditures. The policy established and require ten percent (10%) of General Fund's annual budget be set aside and held for any unexpected costs.

Fiscal Year	Budget	10% Reserve	Beginning Fund Balance
2013	32,029,256	3,202,926	4,808,371
2014	34,108,541	3,410,854	4,244,316

### Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Pierce, Florida for its comprehensive annual financial report for the fiscal year ended September 30, 2013. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of the state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Fort Pierce, Florida has received a Certificate of Achievement for the last twenty-five consecutive years. We believe our current report continues to conform to Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

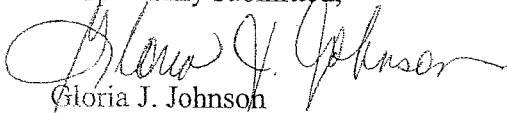
### Acknowledgments

I thank the Mayor and members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

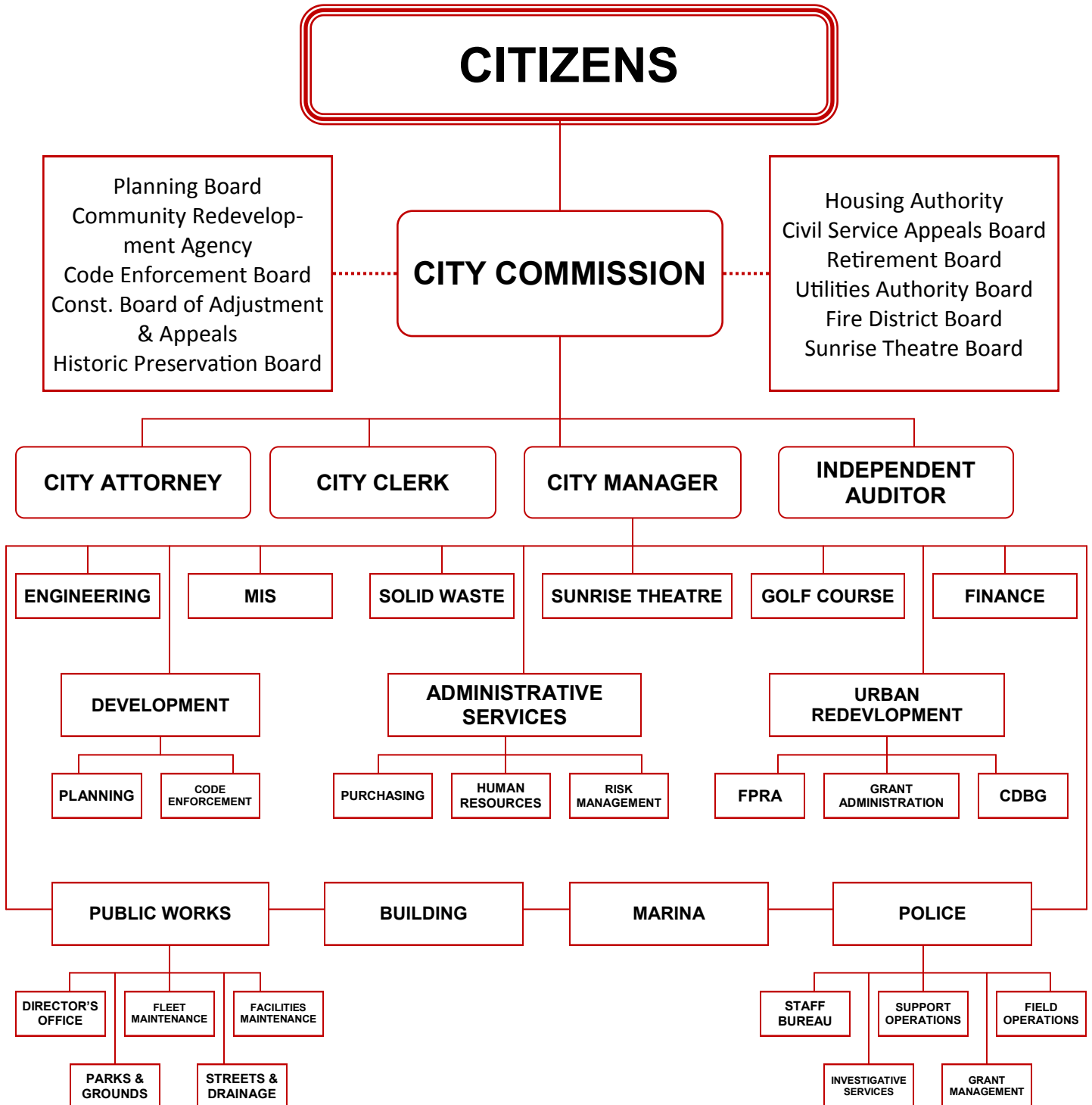
The preparation of the comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Special recognition is given to the City's Chief Accountant and Accountant.

Sincere appreciation is extended to the firm of DiBartolomeo, McBee, Hartley & Barnes for their professional approach and high standard in the conduct of their independent audit of the City's financial records and transactions.

Respectfully submitted,

  
 Gloria J. Johnson  
 Director of Finance

# CITY OF FORT PIERCE , FLORIDA ORGANIZATIONAL CHART





Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Fort Pierce  
Florida**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**September 30, 2013**

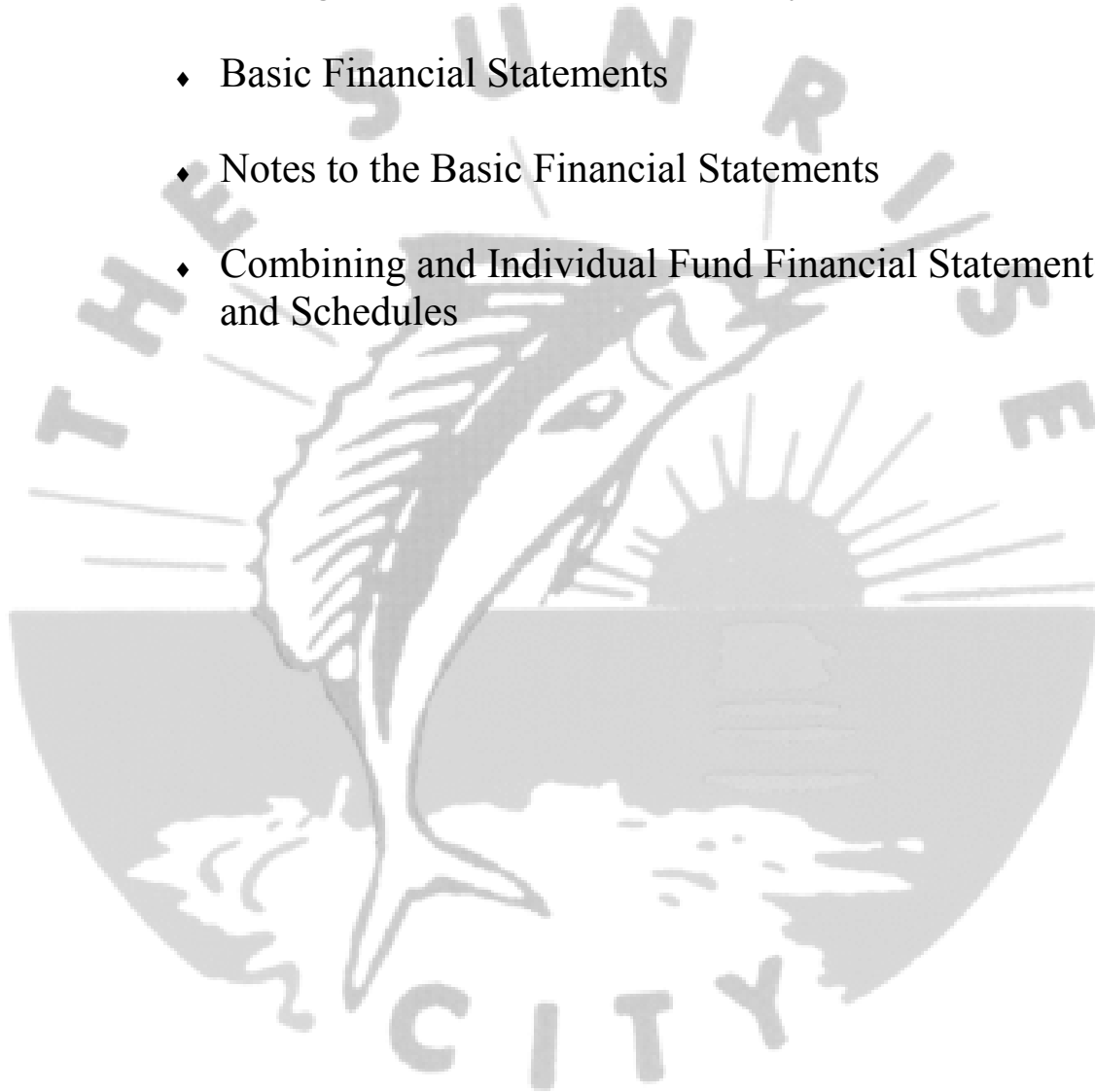
A handwritten signature in black ink, reading "Jeffrey R. Emer".

Executive Director/CEO



## **I. *FINANCIAL SECTION***

- ◆ Report of Independent Certified Public Accountants
- ◆ Management Discussion and Analysis
- ◆ Basic Financial Statements
- ◆ Notes to the Basic Financial Statements
- ◆ Combining and Individual Fund Financial Statements and Schedules



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## Independent Auditors' Report

To the City Commission  
Fort Pierce, Florida

March 26, 2015

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2014, and the related to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statement**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida as of September 30, 2014, and the respective changes in financial position and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund, Community Redevelopment Agency Fund, and Hurricane Housing Recovery Fund for the year ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note A to the financials, the City restated its net position balances as of September 30, 2013, when adopting the requirements of Governmental Accounting Standards Board Statement No. 65, *Items Previously Reported as Assets and Liabilities*.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United State of America require that the management's discussion and analysis, and the schedule of funding progress as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund statements, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and Chapter 10.550, Rules of the Auditor General, and is also not a required part of the basic financial statements.

To the City Commission  
Fort Pierce, Florida


March 26, 2015

The combining and individual nonmajor fund financial statements, budgetary comparison information, schedule of expenditures of federal awards and state financial assistance, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards and state assistance are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The introductory section and the statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2015 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

  
Certified Public Accountants

## MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Fort Pierce (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2014. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial positions, (d) identify any material deviations from the financial plans, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found at the front of this report and the City's financial statements which follow this section.

### Financial Highlights

- The assets of the City exceeded its liabilities at the close of the fiscal year by \$130,508,741 of which \$50,925,011 is governmental and \$79,583,730 is the total for business-type activities.
- The City's revenues for Governmental Activities at year end were \$39,944,971 a 13.59% increase before transfers in of \$815,531, and expenses were \$37,310,005 a .18% decrease. The revenue exceeded the expenses by \$2.635 million. The revenue increase from 2013 was \$4.778 million; this can be attributed to an increase in operating grants and contributions of \$3.156 million and an increase of \$1.964 million in capital grants; the decrease in charges for services was (\$1.97 million). The decrease in expenses in comparison to last year was (\$.066million), resulting from decreases in transportation (\$.191million) and economic environment (\$.664 million). The expense increases were in general government \$.025 million, public safety \$.448 million, culture and recreation \$.290 million and interest on long-term debt \$.027 million.
- Business-type funds revenues were \$23,548,638 a decrease of 20.47% or \$6,061,507 before transfers out (\$815,531), and expenses were \$20,687,624, 15.99% or a \$2,852,584 increase from the previous year.
- At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$14,615,353, an increase of \$4,436,268; of which there was an increase of \$.53 million in General Fund, an increase of \$2.73 million in debt service reserve, a \$1.16 million increase in restricted revenue and grant funding and finally a \$1.3 million increase in capital project funds.

The long-term bonded debt of the City on 9/30/14 was \$93,563,246, an increase of \$6.86 million or 7.91%. The debt services requirements were met financially.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial

statements themselves.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, transportation, economic environment, culture and recreation, and interest on long-term debt. The business-type activities include refuse collection, a marina, a golf course, a theatre and a stormwater utility and building and code fund.

**Fund financial statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

**Proprietary funds.** The City maintains one of the two different types of proprietary funds.

**Enterprise funds** are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains six enterprise funds to account for the following operations; a solid waste collection and disposal system, a marina, a golf course, a theatre and a stormwater utility and a building and code fund.

**Fiduciary funds** are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City’s own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City’s compliance with its General Fund budget and the City’s progress in funding its obligation to provide pension benefits to its employees. The combining and individual fund statements are included along with statistical, historic and trend information about the government’s operations.

**Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of the City, assets exceeded liabilities by \$130,508,741 at the close of the most recent fiscal year.

Approximately 67% of the City’s net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently these assets are *not* available for future spending. Although the City’s investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

	<b>Governmental</b>		<b>Business Type</b>		<b>Total</b>	
	<b>Activities</b>		<b>Activities</b>			
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Current and other Assets	25,608,303	23,025,809	19,582,115	17,046,443	45,190,418	40,072,252
Capital Assets	111,117,849	105,197,061	86,702,497	82,082,611	197,820,346	187,279,672
<b>Total Assets</b>	<b>136,726,152</b>	<b>128,222,870</b>	<b>106,284,612</b>	<b>99,129,054</b>	<b>243,010,764</b>	<b>227,351,924</b>
Deferred Outflows	538,920	-	-	-	538,920	-
Long-term Liabilities O/S	77,387,788	73,875,083	20,459,061	17,035,134	97,846,849	90,910,217
Other Liabilities	7,702,273	5,778,198	6,241,821	4,437,838	13,944,094	10,216,036
<b>Total Liabilities</b>	<b>85,090,061</b>	<b>79,653,281</b>	<b>26,700,882</b>	<b>21,472,972</b>	<b>111,790,943</b>	<b>101,126,253</b>
Deferred Inflows	1,250,000	-	-	-	1,250,000	-
Net Position:						
Net Invested in Capital Assets	34,114,524	32,136,904	66,234,195	65,104,588	100,348,719	97,241,492
Restricted	7,644,201	3,612,651	-	-	7,644,201	3,612,651
Unrestricted	9,166,286	12,820,034	13,349,535	12,551,494	22,515,821	25,371,528
<b>Total Net Position</b>	<b>50,925,011</b>	<b>48,569,589</b>	<b>79,583,730</b>	<b>77,656,082</b>	<b>130,508,741</b>	<b>126,225,671</b>

The City's net position increased by \$4,283,070 during the fiscal year, the net position of the Governmental Funds increased by \$2.36 million and business type funds increased by \$1.93 million. Assets of the Governmental Funds increased \$8.5 million and liabilities increased by \$5.44 million. In the enterprise funds, the assets had an increase of 7.22% or approximately \$7.16 million and liabilities had an increase of 24% or approximately \$5.23 million.

### City of Fort Pierce Statement of Activities- FY 2014 and 2013

	<u>Governmental</u>		<u>Business Type</u>		<u>Total</u>	
	<u>Activities</u>		<u>Activities</u>			
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
<b>Revenues</b>						
<b>Program Revenues</b>						
Charges for Services	5,073,500	7,044,224	16,361,844	16,107,059	24,435,344	23,151,283
Operating grants and Contributions	4,169,400	1,013,850	-	-	4,169,400	1,013,850
Capital Grants and Contributions	3,599,755	1,635,302	7,142,646	13,354,340	10,742,401	14,989,642
<b>General Revenues:</b>						
Ad Valorem Taxes	11,958,161	10,082,823	-	-	11,958,161	10,082,823
Other Taxes	6,298,013	6,639,868	-	-	6,298,013	6,639,868
Unrestricted grants and contributions	-	-	-	-	-	-
Intergovernmental	2,955,573	2,794,797	-	-	2,955,573	2,794,797
Miscellaneous	91,884	346,124	-	84,179	88,780	430,303
Contributions from Component Units	5,605,157	5,365,879	-	-	5,605,157	5,365,879
Unrestricted investment earnings	193,528	243,884	44,148	64,567	237,676	243,884
<b>Total Revenues</b>	<b>39,944,971</b>	<b>35,166,751</b>	<b>23,548,638</b>	<b>29,610,145</b>	<b>63,490,505</b>	<b>64,776,896</b>
<b>Expenses</b>						
General government	9,098,006	9,073,474			9,098,006	9,073,474
Public safety	14,753,228	14,305,679			14,753,228	14,305,679
Transportation	6,071,542	6,263,011			6,071,542	6,263,011
Economic Environment	1,110,448	1,774,472			1,110,448	1,774,472
Culture & recreation	2,522,271	2,231,912			2,522,271	2,231,912
Interest on long-term debt	3,754,510	3,727,940			3,754,510	3,727,940
Solid Waste			5,264,288	4,974,739	5,264,288	4,974,739
Marina			2,610,077	2,605,281	2,610,077	2,605,281
Stormwater			6,130,795	3,368,903	6,130,795	3,368,903
Golf Course			1,587,070	1,658,894	1,587,070	1,658,894
Sunrise Theatre			4,080,883	4,223,143	4,080,883	4,223,143
Building Department			1,014,511	1,004,080	1,014,511	1,004,080
<b>Total Expenses</b>	<b>37,310,005</b>	<b>37,376,488</b>	<b>20,687,624</b>	<b>17,835,040</b>	<b>57,997,629</b>	<b>55,211,528</b>

**City of Fort Pierce Statement of Activities- FY 2014 and 2013 (Cont.)**

	<u>Governmental</u>		<u>Business Type</u>		<u>Total</u>	
	<u>Activities</u>		<u>Activities</u>			
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Increase (Decrease) in net position						
before transfers	2,634,966	(2,209,737)	2,861,014	11,775,105	5,495,980	9,565,368
Transfers In (Out)	815,531	914,408	(815,531)	(914,408)	0	0
Changes in net position	3,450,297	(1,295,329)	2,045,683	10,860,697	5,495,980	9,565,368
Net Position - Beginning	47,474,714	49,864,918	77,538,047	66,795,385	125,012,761	116,660,303
Net Position – Ending	50,925,011	48,569,589	79,583,730	77,656,082	130,508,741	126,225,671

**Governmental activities.** Governmental activities accounted for a positive growth of \$3,450,297 in net position of the City.

Revenues increased \$4,778,220 or 13.59% in Fiscal Year 2014. There are increases and decreases in a few categories; charges for services decreased (\$1.97) million. Property values continue to recover, resulting in an increase of \$1,875,338 in ad valorem revenue. The .18% or (\$0.66 million) decrease in expenses was attributed to a decrease of (\$.66 million) in economic environment and transportation (\$0.19 million) and the remaining increases of \$.79 million are between the following categories: general government, public safety, interest on debt service cost and culture and recreation.

**Business-type activities.** The business-type activities include the activities of a stormwater utility program, golf course, city marina, theatre, solid waste and building and code operations. Expenses increased \$2.85 million, which most funds were consistent with 2013; the exceptions being the stormwater utility program and the solid waste, where expenses increased \$2.76 million and \$.59 million. Revenues decreased \$6.06 million, operating and capital grants counted for \$6.2 million of the decrease; charges for services recorded an increase of \$.25 million.

**Financial Analysis of the Government’s Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the City’s *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City’s net resources available for spending at the end of a fiscal year.

As of the end of the current fiscal year, the City’s *governmental funds* reported combined ending fund balances of \$14,615,353 an increase of \$4,436,168 in comparison with the prior year. The non-spendable portion is \$314,250, restricted is \$10,114,707, \$308,889 is committed, \$3,611,691

is assigned and \$265,816 is unassigned and available for spending at the government's discretion.

The *general fund* is the chief operating fund of the City. The ending fund balance in 2014 is \$4,297,233, which increased \$52,917. The debt service reserve fund balance was \$3,722,988, an increase of \$2.73 million. Capital projects fund balance was \$3,921,213, an increase of \$1.3 million, which represent construction of infrastructure and other capital improvements. Finally the fund balance in the special revenue funds at 9/30/2014 is \$2,673,919, an increase of \$351,701 million.

Business Type Funds. The enterprise funds have unrestricted net position of \$13,349,535. Investment in capital assets net of related debt is \$66,234,195 with a combined net asset total of \$79,583,730.

### **General Fund Budgetary Highlights**

The General Fund 2014 budget revenue was \$34,892,907; the amount realized was \$33,942,534, a decrease of (\$950,373) or 2.72%. The expenditure budget was \$34,108,541, and the actual amount was \$33,889,617, a reduction of (\$218,924) or (.64%). All the budget numbers are presented without the netting of transfers in this section. Differences between the original and final revenue and expenditure budget decreased fund balance by (\$518,550); the changes were substantial in some categories and listed below are the major notable amendments:

- \$300,631 or 1.62% decrease in taxes; \$141,356 increase in ad valorem taxes, \$205,522 less in local option taxes and \$236,466 less in utility and other taxes.
- \$2,306 or .70% increase in licenses and permits; \$8,809 less in occupational licenses and \$11,115 more in other permits.
- \$35,277 or 24.44% increase in fines and forfeitures; violation of local ordinances produced \$39,917 more and court fines \$2,640 less in this category.
- \$279,431 or 9.77% increase in intergovernmental revenue; \$86,575 increase in state shared revenue, \$195,885 increase in half cent sales tax and \$3,029 less in other intergovernmental.
- \$96,970 or 5.24% increase in miscellaneous revenue; revenues from the State of Florida \$78,575 less, interest and special assessments and other miscellaneous contractual increased \$318,745. City contractual decreased by \$143,200.
- \$7,826 or .27% increase in interfund transfers; \$14,773 increase from restricted revenue and 6,947 less from FPRA.
- \$150,341 or 1.87% increase in enterprise contributions; increased transfers from Solid Waste \$60,000 and FPUA transfer \$90,341.
- \$518,550 or 66.11% decrease in Fund Balance Appropriation; only \$518,550 was needed for fiscal 2014.
- \$394,410 or 1.16% was from various departments increases in expenditures. The major increases were: Building and Code \$112,314, Parks & Grounds \$72,166 and City Attorney \$68,154.
- All other departments decreased \$613,334.

## Capital Asset and Debt Administration

**Capital assets.** The City's investments in *capital assets* for its governmental and business type activities as of September 30, 2014 amounts to \$197,820,346 (this is net of accumulated depreciation). Significant additions during the year consisted of building improvements for economic development, street reconstruction, park improvement, and traffic calming improvements. See Note H for detail information on the primary government's Capital Assets.

City of Fort Pierce' Capital Assets- FY 2014 and 2013 (net of depreciation)						
	<u>Governmental Activities</u>		<u>Business Type Activities</u>		<u>Total</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Land & CIP	27,143,774	27,989,855	4,763,305	674,008	31,907,079	28,663,863
Buildings	29,723,497	24,131,456	12,439,102	13,028,143	42,162,599	37,159,599
Improvements Other than Buildings	21,589,713	20,571,595	68,021,676	66,953,238	89,611,389	87,524,833
Machinery & Equipment	2,665,066	1,089,613	1,478,414	1,427,222	4,143,480	2,516,835
Infrastructure	29,995,799	31,414,542	-	-	29,995,799	31,414,542
Total	<u>111,117,849</u>	<u>105,197,061</u>	<u>86,702,497</u>	<u>82,082,611</u>	<u>197,820,346</u>	<u>187,279,672</u>

**Bonded debt.** At the end of the current fiscal year, the City had total long-term debt outstanding of \$93,565,246.

City of Fort Pierce Outstanding Debt Revenue Bond, Road Improvement Notes & Intergovernmental Notes						
	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Revenue bonds, road improvement notes & intergovernmental notes	73,851,430	70,342,157	19,713,816	16,363,023	93,565,246	86,705,180

The City's bonded debt increased during the year by a net \$6.86 million. The City continues to work on redevelopment projects issued under previous bond issues. The Notes to the Financial Statements (Note K) has additional information on all debt activity.

All bonded debt is insured and carries ratings from Moody's of A1, as of September 30, 2014. No direct ad valorem tax-supported debt exists at this time.

## **Economic Factors and Next Year's Budgets and Rates**

The budget process for the 2015 budget began with a .46% increase or \$158,537 General Fund Budget, of which \$550,000 was restricted, and expenditures exceeding revenues by approximately \$1.5 million dollars; savings from the 2014 budget was used to fund the shortfall.

Some of the significant factors considered in preparing the City's Annual Fund Budget for Fiscal Year 2015, that caused and closed the budget gap are listed below:

- In the General Fund, the City's taxable valuation is \$1,877,575,360 compared to last year's final valuation of \$1,857,631,568. This represents an increase of approximately 1.07% or \$19,943,797. This increase in property values and the City Commission electing to use the rollback millage rate of 6.5786 helped to balance the budget and stabilize further reduction in tax revenues. Using the rollback millage rate generated \$.55 million, which was restricted to be used to finance fiscal 2015 budget.
- The City received from the Utilities Authority approximately \$90,341 in additional transfers under the 6% computation; using of the power cost adjustment for electric and gas for twelve months.
- The City appropriated \$.55 million from fund balance to balance General Fund's budget.
- In the 2015 budget (General Fund) the personnel services included a 4% pay increase for police officers, as result of the step plan. Health insurance premiums for employees increased 4%; retirement rates for general members are 15.03%, up from 14.61%. Police officers 13.76%, down from 15.33%. These wage and benefit changes equated to a decrease of \$181,125.
- The Fort Pierce Redevelopment Agency tax increment financing (TIF) soared to a high of \$8.6 million in 2008 and to a low of \$3.9 million in 2013; 2014 there was a slight increase to \$4.1 million. The housing market appears to be rebounding, seen in a slight increase in property values. The budget is unable, as it has in the past, to support a number of special projects under historic preservation and restoration; funding for neighborhood and business grants; and other cultural and community events and functions.
- As for the business-type activities, the Marina, Solid Waste and Building Department operations had to make up their budget shortfalls by appropriating retained earnings of \$6,537,588, \$617,319 and \$96,728 in 2015. Transfers from other funds were used to balance the budget of the Sunrise Theatre (\$450,000 from Redevelopment Agency).

## **Requests for Information**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information in this report or requests for additional financial information should be addressed to the Finance Director, 100 North US 1, P. O. Box 1480, Fort Pierce, Florida 34954.



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**BASIC FINANCIAL STATEMENTS**



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**GOVERNMENT-WIDE FINANCIAL STATEMENTS**



City of Fort Pierce, Florida  
**STATEMENT OF NET POSITION**  
September 30, 2014

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
<b>ASSETS</b>				
Current assets:				
Cash and investments	\$ 16,419,410	\$ 10,851,781	\$ 27,271,191	\$ 29,371,475
Receivables (net of allowance for uncollectibles)	1,834,800	1,732,761	3,567,561	13,216,498
Due from component unit	452,303	676,054	1,128,357	-
Internal balances	161,286	(161,286)	-	-
Due from other governments	2,184,060	6,209,008	8,393,068	446,969
Inventories and other current assets	314,250	124,877	439,127	4,904,960
Restricted Assets:				
Temporarily restricted:				
Cash and investments	-	111,997	111,997	28,308,395
Total current assets	21,366,109	19,545,192	40,911,301	76,248,297
Noncurrent assets:				
Prepaid Insurance	519,783	36,923	556,706	-
Notes Receivable	3,722,411	-	3,722,411	-
FMPA working capital receivable	-	-	-	1,918,608
Investment in Public Gas Partners Pool	-	-	-	623,993
Capital assets, not being depreciated:				
Land	27,045,583	674,008	27,719,591	10,045,000
Construction in progress	98,191	4,089,297	4,187,488	20,472,356
Capital assets (net of accumulated depreciation):				
Buildings	42,017,884	17,897,477	59,915,361	-
Improvements other than buildings	39,311,280	84,942,679	124,253,959	-
Equipment	15,083,673	9,752,543	24,836,216	-
Infrastructure	108,924,361	-	108,924,361	404,895,875
Accumulated depreciation	(121,363,123)	(30,653,507)	(152,016,630)	(219,917,411)
Total noncurrent assets	115,360,043	86,739,420	202,099,463	218,038,421
Total assets	\$ 136,726,152	\$ 106,284,612	\$ 243,010,764	\$ 294,286,718
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred charge on refunding	538,920	-	538,920	-
Advance Distribution to General Fund	-	-	-	1,250,000
Total deferred outflows of resources	538,920	-	538,920	1,250,000

The accompanying notes are an integral part of this statement.

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable and accrued liabilities	\$ 3,460,422	\$ 4,247,720	\$ 7,708,142	\$ 10,102,902
Unearned revenue	280,004	760,310	1,040,314	794,468
Accrued compensated absences	124,345	38,505	162,850	55,000
Capital leases payable	-	-	-	26,114
Due to other governments	-	-	-	766,279
Notes and revenue bonds-current	3,151,895	754,486	3,906,381	6,987,000
Accrued interest payable	677,757	328,803	1,006,560	1,196,907
Liabilities payable from restricted assets:				
Customer deposits	7,850	111,997	119,847	7,444,667
Total current liabilities	<u>7,702,273</u>	<u>6,241,821</u>	<u>13,944,094</u>	<u>27,373,337</u>
Noncurrent liabilities:				
Notes and bonds payable, net	73,851,430	19,713,816	93,565,246	82,542,140
Capital Leases	-	-	-	80,085
Pollution remediation	-	-	-	712,885
Accrued compensated absences	2,787,241	613,587	3,400,828	1,877,667
Other post employment benefits	749,117	131,658	880,775	622,000
Total noncurrent liabilities	<u>77,387,788</u>	<u>20,459,061</u>	<u>97,846,849</u>	<u>85,834,777</u>
Total liabilities	<u>85,090,061</u>	<u>26,700,882</u>	<u>111,790,943</u>	<u>113,208,114</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Payments received in advance	<u>1,250,000</u>	<u>-</u>	<u>1,250,000</u>	<u>3,204,138</u>
Total deferred inflows of resources	<u>1,250,000</u>	<u>-</u>	<u>1,250,000</u>	<u>3,204,138</u>
<b>NET POSITION</b>				
Invested in capital assets, net of related debt	34,114,524	66,234,195	100,348,719	125,763,884
Restricted for:				
Capital projects	3,921,213	-	3,921,213	-
Capital improvement charges	-	-	-	5,977,253
Debt service and other	3,722,988	-	3,722,988	6,703,231
Unrestricted	<u>9,166,286</u>	<u>13,349,535</u>	<u>22,515,821</u>	<u>40,680,098</u>
Total net position	<u>\$ 50,925,011</u>	<u>\$ 79,583,730</u>	<u>\$ 130,508,741</u>	<u>\$ 179,124,466</u>

City of Fort Pierce, Florida  
**STATEMENT OF ACTIVITIES**  
Year ended September 30, 2014

Functions/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 9,098,006	\$ 489,335	\$ -	\$ 3,599,755
Public safety	14,753,228	391,592	524,029	-
Transportation	6,071,542	87,391	-	-
Economic environment	1,110,448	3,904,780	3,645,371	-
Culture and recreation	2,522,271	200,402	-	-
Interest on long-term debt	3,754,510	-	-	-
Total governmental activities	<u>37,310,005</u>	<u>5,073,500</u>	<u>4,169,400</u>	<u>3,599,755</u>
Business-type activities:				
Solid waste	5,264,288	6,264,167	-	-
Marina	2,610,077	1,737,088	-	5,587,840
Storm Water	6,130,795	2,707,758	-	1,554,806
Golf Course	1,587,070	1,417,093	-	-
Sunrise Theatre	4,080,883	2,959,181	-	-
Building Fund	1,014,511	1,276,557	-	-
Total business-type activities	<u>20,687,624</u>	<u>16,361,844</u>	<u>-</u>	<u>7,142,646</u>
Total primary government	<u>\$ 57,997,629</u>	<u>\$ 21,435,344</u>	<u>\$ 4,169,400</u>	<u>\$ 10,742,401</u>
<b>Component units:</b>				
Fort Pierce Utilities Authority	\$ 94,628,831	\$ 98,534,177	\$ 6,000	\$ 1,477,967
Total component units	<u>\$ 94,628,831</u>	<u>\$ 98,534,177</u>	<u>\$ 6,000</u>	<u>\$ 1,477,967</u>
General revenues:				
Ad valorem taxes				
General sales and use taxes				
Utility service and franchise taxes				
State revenue sharing-unrestricted				
Additional one cent sales taxes				
Insurance premium tax				
Contributions from component unit				
Miscellaneous				
Unrestricted investment earnings				
Extraordinary Item				
Transfers				
Total general revenues, extraordinary items, and transfers				
Change in net position				
Net position - beginning as restated (Note A)				
Net position - ending				

The accompanying notes are an integral part of this statement.

<b>Net (expense) Revenue and Change in Net Assets</b>			
<b>Primary Government</b>			<b>Component Unit</b>
<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	<b>Fort Pierce Utilities Authority</b>
\$ (5,008,916)	\$ -	\$ (5,008,916)	\$ -
(13,837,607)	-	(13,837,607)	-
(5,984,151)	-	(5,984,151)	-
6,439,703	-	6,439,703	-
(2,321,869)	-	(2,321,869)	-
(3,754,510)	-	(3,754,510)	-
<u>(24,467,350)</u>	<u>-</u>	<u>(24,467,350)</u>	<u>-</u>
-	999,879	999,879	-
-	4,714,851	4,714,851	-
-	(1,868,231)	(1,868,231)	-
-	(169,977)	(169,977)	-
-	(1,121,702)	(1,121,702)	-
-	262,046	262,046	-
-	2,816,866	2,816,866	-
<u>\$ (24,467,350)</u>	<u>\$ 2,816,866</u>	<u>\$ (21,650,484)</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ 5,389,313
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,389,313</u>
\$ 11,958,161	-	\$ 11,958,161	\$ -
2,084,479	-	2,084,479	-
4,213,534	-	4,213,534	-
1,211,575	-	1,211,575	-
1,495,885	-	1,495,885	-
248,113	-	248,113	-
5,605,157	-	5,605,157	(5,605,157)
91,884	-	91,884	-
193,528	44,148	237,676	2,232,000
-	-	-	(427,000)
815,331	(815,331)	-	-
<u>27,917,647</u>	<u>(771,183)</u>	<u>27,146,464</u>	<u>(3,800,157)</u>
3,450,297	2,045,683	5,495,980	1,589,156
<u>47,474,714</u>	<u>77,538,047</u>	<u>125,012,761</u>	<u>177,535,310</u>
<u>\$ 50,925,011</u>	<u>\$ 79,583,730</u>	<u>\$ 130,508,741</u>	<u>\$ 179,124,466</u>

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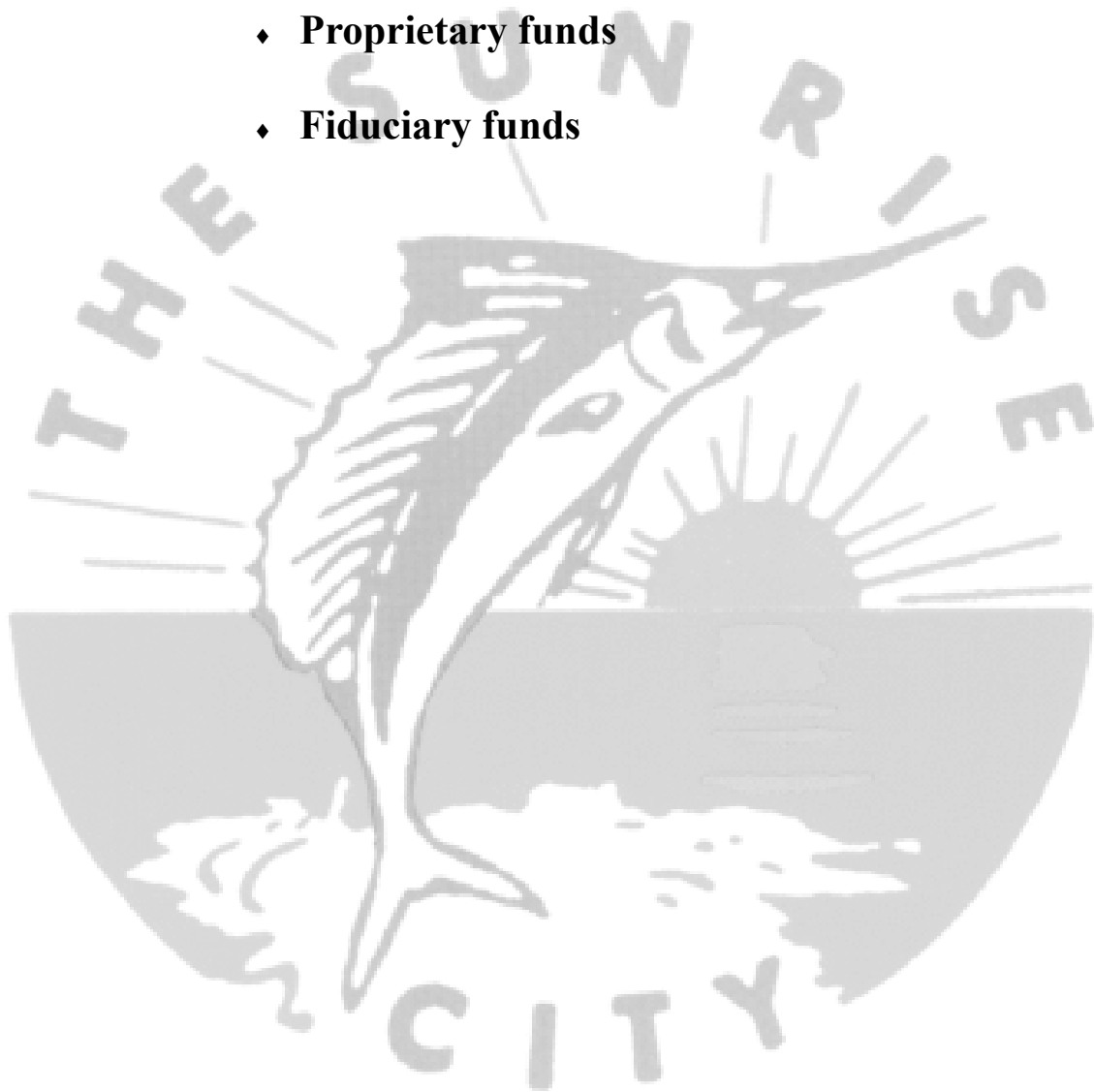
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## FUND FINANCIAL STATEMENTS

- ◆ **Governmental Funds**
- ◆ **Proprietary funds**
- ◆ **Fiduciary funds**



City of Fort Pierce, Florida  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
September 30, 2014

	General Fund	Community Redevelopment Agency
<b>ASSETS</b>		
Cash and investments	\$ 4,623,708	\$ 1,496
Accounts receivables	4,684,301	255,605
Liens receivables	3,663,924	-
Due from component unit	238,224	214,079
Due from other funds	1,981,740	-
Due from other governments	65,804	432,000
Prepaid items	224,496	14,360
Inventories	71,325	-
Notes receivable	-	-
Total assets	<u>\$ 15,553,522</u>	<u>\$ 917,540</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	\$ 1,500,181	\$ 39,156
Contracts payable - retainage	-	-
Deposits	7,850	-
Due to other funds	-	631,858
Revenue in advance	202,375	-
Total liabilities	<u>1,710,406</u>	<u>671,014</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Unavailable revenue	9,545,883	245,727
Total Deferred Inflows	<u>9,545,883</u>	<u>245,727</u>
<b>FUND BALANCES</b>		
Nonspendable	295,821	14,360
Restricted	-	(13,561)
Committed	308,889	-
Assigned	3,426,707	-
Unassigned	265,816	-
Total fund balances	<u>4,297,233</u>	<u>799</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 15,553,522</u>	<u>\$ 917,540</u>

*The accompanying notes are an integral part of this statement.*

Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
\$ 152,111	\$ 11,642,095	\$ 16,419,410
100	20,000	4,960,006
-	-	3,663,924
-	-	452,303
-	-	1,981,740
-	1,686,256	2,184,060
-	4,069	242,925
-	-	71,325
3,367,643	354,768	3,722,411
<u>\$ 3,519,854</u>	<u>\$ 13,707,188</u>	<u>\$ 33,698,104</u>

\$ 7,862	\$ 1,668,314	\$ 3,215,513
-	244,909	244,909
-	-	7,850
5	1,188,591	1,820,454
-	77,629	280,004
<u>7,867</u>	<u>3,179,443</u>	<u>5,568,730</u>

3,367,643	354,768	13,514,021
<u>3,367,643</u>	<u>354,768</u>	<u>13,514,021</u>

-	4,069	314,250
144,344	9,983,924	10,114,707
-	-	308,889
-	184,984	3,611,691
-	-	265,816
<u>144,344</u>	<u>10,172,977</u>	<u>14,615,353</u>
<u>\$ 3,519,854</u>	<u>\$ 13,707,188</u>	<u>\$ 33,698,104</u>

City of Fort Pierce, Florida

**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO  
NET POSITION OF GOVERNMENTAL ACTIVITIES**

September 30, 2014

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Total fund balance per this statement	\$	14,615,353
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are reported in the funds. The cost of the assets is \$232,480,972 and the accumulated depreciation is \$121,363,123		111,117,849
Long-term liabilities (capital lease obligations, intergovernmental notes, other post employment benefits, and accrued compensated absences) of \$80,562,075 plus unamortized premiums of \$101,953 are not due and payable and therefore, are not reported in the funds.		(80,664,028)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(677,757)
Insurance costs related to debt issuances and deferred charges on refundings are financial uses in the fund statement; for full accrual, however these expenses are reported as non-current assets in the government-wide financial statements.		1,058,703
Various receivables, (liens receivable, loans receivable, notes receivable, and due from other governments are not financial resources in the current period and therefore, are reported as unavailable revenue in the funds.		5,474,891
Net position of governmental activities	\$	<u>50,925,011</u>

*The accompanying notes are an integral part of this statement.*

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City of Fort Pierce, Florida  
**STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
Year ended September 30, 2013

	General Fund	Community Redevelopment Agency
<b>Revenues</b>		
Taxes	\$ 18,256,174	\$ -
Licenses and permits	333,806	-
Intergovernmental	3,139,431	3,986,652
Charges for services	226,708	-
Fines and forfeitures	189,777	-
Contributions from component unit	5,605,157	-
Investment income	75,376	965
Other	1,871,541	2,472,790
Total revenues	<u>29,697,970</u>	<u>6,460,407</u>
<b>Expenditures</b>		
Current		
General government	10,148,367	-
Public safety	13,353,885	-
Transportation	3,122,509	-
Economic environment	-	375,991
Culture and recreation	2,150,857	-
Capital outlay	75,940	1,969,001
Debt service		
Principal	-	-
Interest and fees	-	1,750
Other	-	-
Total expenditures	<u>28,851,558</u>	<u>2,346,742</u>
Excess of revenues over (under) expenditures	846,412	4,113,665
<b>Other financing sources (uses)</b>		
Transfers in	4,244,564	1,862,005
Proceeds on Notes	-	-
Transfers out	<u>(5,038,059)</u>	<u>(5,978,523)</u>
Total other financing sources (uses)	<u>(793,495)</u>	<u>(4,116,518)</u>
Net change in fund balances	52,917	(2,853)
Fund balances - beginning of year	<u>4,244,316</u>	<u>3,652</u>
Fund balances - end of year	<u>\$ 4,297,233</u>	<u>\$ 799</u>

*The accompanying notes are an integral part of this statement.*

Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
\$ -	\$ -	\$ 18,256,174
-	-	333,806
51,157	7,927,300	15,104,540
-	-	226,708
-	12,500	202,277
-	-	5,605,157
25,608	91,579	193,528
52,518	337,870	4,734,719
<u>129,283</u>	<u>8,369,249</u>	<u>44,656,909</u>
-	3,621	10,151,988
-	679,006	14,032,891
-	-	3,122,509
57,511	599,540	1,033,042
-	-	2,150,857
-	8,140,777	10,185,718
-	2,718,000	2,718,000
-	3,646,012	3,647,762
-	72,534	72,534
<u>57,511</u>	<u>15,859,490</u>	<u>47,115,301</u>
71,772	(7,490,241)	(2,458,392)
-	8,847,985	14,954,554
-	6,079,229	6,079,229
-	(3,122,641)	(14,139,223)
<u>-</u>	<u>11,804,573</u>	<u>6,894,560</u>
71,772	4,314,332	4,436,168
<u>72,572</u>	<u>5,858,645</u>	<u>10,179,185</u>
<u>\$ 144,344</u>	<u>\$ 10,172,977</u>	<u>\$ 14,615,353</u>

City of Fort Pierce, Florida

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES**

Year ended September 30, 2014

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Net change in fund balances-total governmental funds	\$ 4,436,168
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay(\$10,185,718) exceeds depreciation(\$4,146,735) in the current period.	6,038,983
Governmental funds report the sale of general capital assets as financial resources, the deletions of general capital assets is not reflected in the fund statement. This is the net amount of the proceeds and the adjusted basis of the assets deleted.	(118,195)
Repayment of bond and note principal (\$2,718,000) are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Assets.	2,718,000
Compensated absences of (\$162,013) and other post employment benefits of (\$ 102,741)reported in the Statement of Activities, do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.	59,272
Note proceeds of \$6,079,229 are other financing sources in the governmental funds, but increase long-term liabilities in the Statement of Net Assets	(6,079,229)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds interest expenditures are reported when due. This is the net amount between the prior and current year.	8,804
Bond insurance costs and discounts are reported as expenditures when paid. In the Statement of Net Assets these costs are amortized. Current year amortization expense was (\$84,577)	(84,577)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the net amount between the prior and current year.	(3,528,929)
Net position of governmental activities	<u>\$ 3,450,297</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida  
**STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**  
Year ended September 30, 2014

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 18,556,805	\$ 18,256,174	\$ 18,256,174	\$ -
Licenses and permits	331,500	333,806	333,806	-
Intergovernmental	2,860,000	3,139,431	3,139,431	-
Charges for services	200,600	226,708	226,708	-
Fines and forfeitures	152,500	189,777	189,777	-
Contributions from component unit	6,764,816	5,605,157	5,605,157	-
Investment income	41,750	75,376	75,376	-
Other	1,808,198	1,871,541	1,871,541	-
Total revenues	<u>30,716,169</u>	<u>29,697,970</u>	<u>29,697,970</u>	-
<b>Expenditures</b>				
General government	10,339,499	10,224,307	10,224,307	-
Public safety	13,415,620	13,353,885	13,353,885	-
Transportation	3,224,822	3,122,509	3,122,509	-
Culture and recreation	2,077,195	2,150,857	2,150,857	-
Total expenditures	<u>29,057,136</u>	<u>28,851,558</u>	<u>28,851,558</u>	-
Excess of revenues over expenditures	1,659,033	846,412	846,412	-
<b>Other financing sources (uses)</b>				
Transfers in	4,176,738	4,244,564	4,244,564	-
Transfers out	<u>(5,051,405)</u>	<u>(5,038,059)</u>	<u>(5,038,059)</u>	-
Total other financing sources (uses)	<u>(874,667)</u>	<u>(793,495)</u>	<u>(793,495)</u>	-
Net change in fund balances	784,366	52,917	52,917	-
Fund balance - beginning of year	<u>3,613,322</u>	<u>4,244,316</u>	<u>4,244,316</u>	-
Fund balance - end of year	<u>\$ 4,397,688</u>	<u>\$ 4,297,233</u>	<u>\$ 4,297,233</u>	<u>\$ -</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
COMMUNITY REDEVELOPMENT AGENCY**

Year ended September 30, 2014

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 4,008,159	\$ 3,986,652	\$ 3,986,652	\$ -
Investment income	100	965	965	-
Other	532,000	2,472,790	2,472,790	-
Total revenues	<u>4,540,259</u>	<u>6,460,407</u>	<u>6,460,407</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	316,500	375,991	375,991	-
Capital outlay	-	1,969,001	1,969,001	-
Debt service	-	1,750	1,750	-
Total expenditures	<u>316,500</u>	<u>2,346,742</u>	<u>2,346,742</u>	<u>-</u>
Excess of revenues over expenditures	4,223,759	4,113,665	4,113,665	-
<b>Other financing sources (uses)</b>				
Transfers in	1,689,274	1,862,005	1,862,005	-
Transfers out	<u>(5,913,033)</u>	<u>(5,978,523)</u>	<u>(5,978,523)</u>	<u>-</u>
Total other financing sources (uses)	(4,223,759)	(4,116,518)	(4,116,518)	-
Net change in fund balances	-	(2,853)	(2,853)	-
Fund balance - beginning of year	<u>3,652</u>	<u>3,652</u>	<u>3,652</u>	<u>-</u>
Fund balance - end of year	<u>\$ 3,652</u>	<u>\$ 799</u>	<u>\$ 799</u>	<u>\$ -</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
HURRICANE HOUSING RECOVERY GRANT FUND**

Year ended September 30, 2014

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 70,000	\$ 51,157	\$ 51,157	\$ -
Investment income	30,000	25,608	25,608	-
Other	164,382	52,518	52,518	-
Total revenues	<u>264,382</u>	<u>129,283</u>	<u>129,283</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	186,458	57,511	57,511	-
Total expenditures	<u>186,458</u>	<u>57,511</u>	<u>57,511</u>	<u>-</u>
Excess of revenues over(under) expenditures	77,924	71,772	71,772	-
<b>Other financing sources (uses)</b>				
Transfers in	22,076	-	-	-
Transfers out	(100,000)	-	-	-
Total other financing sources (uses)	(77,924)	-	-	-
Net change in fund balances	-	71,772	71,772	-
Fund balance - beginning of year	<u>72,572</u>	<u>72,572</u>	<u>72,572</u>	<u>-</u>
Fund balance - end of year	<u>\$ 72,572</u>	<u>\$ 144,344</u>	<u>\$ 144,344</u>	<u>\$ -</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida  
**STATEMENT OF NET POSITION -  
 PROPRIETARY FUNDS**  
 September 30, 2014

	Business-type Activities		
	Solid Waste	Marina	Storm Water
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and investments	\$ 20,616	\$ 3,628,453	\$ 6,069,567
Receivables - net of allowances:			
Accounts	581,918	65,219	892,041
Unbilled services	187,488	-	-
Due from component units	675,688	-	-
Due from other funds	12,644	300,000	-
Due from other governments	-	6,052,898	156,110
Inventories and other current assets	49,617	25,817	-
Restricted Assets			
Cash and investments	-	44,147	-
Total current assets	<u>1,527,971</u>	<u>10,116,534</u>	<u>7,117,718</u>
<b>NON-CURRENT ASSETS</b>			
Prepaid Insurance	-	10,258	26,665
Non-depreciable capital assets			
Land	-	9,197	-
Construction in progress	-	4,089,297	-
Depreciable capital assets			
Buildings	117,258	843,196	-
Improvements other than buildings	47,243	32,632,573	49,488,032
Equipment	8,133,164	133,472	590,866
Accumulated depreciation	<u>(6,970,213)</u>	<u>(7,596,927)</u>	<u>(9,726,139)</u>
Total non-current assets	<u>1,327,452</u>	<u>30,121,066</u>	<u>40,379,424</u>
Total assets	<u>2,855,423</u>	<u>40,237,600</u>	<u>47,497,142</u>

*The accompanying notes are an integral part of this statement.*

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<u>Golf Course</u>	<u>Sunrise Theatre</u>	<u>Building Fund</u>	<u>Business-type Activities Totals</u>
\$ 1,100	\$ 702,837	\$ 429,208	\$ 10,851,781
-	6,095	-	1,545,273
-	-	-	187,488
-	-	366	676,054
-	-	-	312,644
-	-	-	6,209,008
10,903	34,428	4,112	124,877
-	67,850	-	111,997
<u>12,003</u>	<u>811,210</u>	<u>433,686</u>	<u>20,019,122</u>
-	-	-	36,923
314,811	350,000	-	674,008
-	-	-	4,089,297
877,676	16,059,347	-	17,897,477
2,774,831	-	-	84,942,679
525,899	157,762	211,380	9,752,543
<u>(1,535,604)</u>	<u>(4,613,244)</u>	<u>(211,380)</u>	<u>(30,653,507)</u>
<u>2,957,613</u>	<u>11,953,865</u>	<u>-</u>	<u>86,739,420</u>
<u>2,969,616</u>	<u>12,765,075</u>	<u>433,686</u>	<u>106,758,542</u>

City of Fort Pierce, Florida  
**STATEMENT OF FUND NET ASSETS - (CONTINUED)**  
**PROPRIETARY FUNDS**  
September 30, 2014

	Business-type Activities		
	Solid Waste	Marina	Storm Water
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 446,704	\$ 2,336,728	\$ 648,002
Contracts payable - retainage	-	379,094	245,238
Due to other funds	306,667	24,922	120,359
Accrued compensated absences	8,112	3,463	-
Revenue bonds - current	-	119,486	635,000
Accrued interest - revenue bonds and notes	-	-	328,803
Liabilities payable from restricted assets			
Customer deposits	-	44,147	-
Revenue in Advance	-	-	-
	<u>761,483</u>	<u>2,907,840</u>	<u>1,977,402</u>
<b>NON-CURRENT LIABILITIES</b>			
Other Post Employment Benefits	62,253	11,804	-
Accrued compensated absences	283,645	103,487	-
Revenue bonds payable, net	-	5,816,675	13,897,141
	<u>345,898</u>	<u>5,931,966</u>	<u>13,897,141</u>
Total liabilities	<u>1,107,381</u>	<u>8,839,806</u>	<u>15,874,543</u>
<b>NET POSITION</b>			
Invested in capital assets, net of related debt	1,327,452	24,174,647	25,820,618
Unrestricted	420,590		5,801,981
Total net position	<u>\$ 1,748,042</u>	<u>\$ 24,174,647</u>	<u>\$ 31,622,599</u>

*The accompanying notes are an integral part of this statement.*

			Business-type Activities Totals
Golf Course	Sunrise Theatre	Building Fund	
\$ 64,016	\$ 62,961	\$ 64,977	\$ 3,623,388
-	-	-	624,332
14,603	-	7,379	473,930
9,106	15,344	2,480	38,505
-	-	-	754,486
-	-	-	328,803
-	67,850	-	111,997
-	760,310	-	760,310
87,725	906,465	74,836	6,715,751
25,503	18,256	13,842	131,658
79,003	98,856	48,596	613,587
-	-	-	19,713,816
104,506	117,112	62,438	20,459,061
192,231	1,023,577	137,274	27,174,812
2,957,613	11,953,865	-	66,234,195
(180,228)	(212,367)	296,412	6,126,388
\$ 2,777,385	\$ 11,741,498	\$ 296,412	\$ 72,360,583

City of Fort Pierce, Florida  
**STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION -  
PROPRIETARY FUNDS**  
Year ended September 30, 2014

	Business-type Activities		
	Solid Waste	Marina	Storm Water
Operating revenues			
Sales and charges for services	\$ 6,223,743	\$ 724,418	\$ 2,690,928
Gas and oil sales	-	622,067	-
Other	40,424	390,603	16,830
Total operating revenues	<u>6,264,167</u>	<u>1,737,088</u>	<u>2,707,758</u>
Operating expenses			
Personal services	1,965,865	340,470	-
General and administrative	80,090	-	250,365
Cost of goods and services sold	1,849,523	605,843	-
Depreciation	327,047	757,784	1,366,099
Other operating expenses	1,041,763	807,410	3,849,497
Total operating expenses	<u>5,264,288</u>	<u>2,511,507</u>	<u>5,465,961</u>
Operating income (loss)	999,879	(774,419)	(2,758,203)
Non-operating revenues (expenses)			
Investment income	2,467	12,282	27,622
Gain/Loss on disposition	-	(2,196)	-
Interest expense	-	(96,374)	(664,834)
Total non-operating revenues (expenses)	<u>2,467</u>	<u>(86,288)</u>	<u>(637,212)</u>
Income (loss) before transfers and capital contributions	1,002,346	(860,707)	(3,395,415)
Capital Contributions	-	5,587,840	1,554,806
Transfers in	-	-	-
Transfers out	<u>(1,418,459)</u>	<u>(51,111)</u>	<u>(12,670)</u>
CHANGE IN NET POSITION	(416,113)	4,676,022	(1,853,279)
Total net position - beginning as restated (Note A)	<u>2,164,155</u>	<u>26,721,772</u>	<u>33,475,878</u>
Total net position - end of year	<u>\$ 1,748,042</u>	<u>\$ 31,397,794</u>	<u>\$ 31,622,599</u>

*The accompanying notes are an integral part of this statement.*

			Business-type Activities Totals
Golf Course	Sunrise Theatre	Building Fund	
\$ 1,411,339	\$ 2,917,359	\$ 1,269,342	\$ 15,237,129
-	-	-	622,067
5,754	41,822	7,215	502,648
<u>1,417,093</u>	<u>2,959,181</u>	<u>1,276,557</u>	<u>16,361,844</u>
748,870	623,386	668,211	4,346,802
56,148	105,657	-	492,260
41,590	1,093,668	-	3,590,624
140,314	538,179	2,175	3,131,598
600,148	1,719,993	344,125	8,362,936
<u>1,587,070</u>	<u>4,080,883</u>	<u>1,014,511</u>	<u>19,924,220</u>
(169,977)	(1,121,702)	262,046	(3,562,376)
61	985	731	44,148
-	-	-	(2,196)
-	-	-	(761,208)
<u>61</u>	<u>985</u>	<u>731</u>	<u>(719,256)</u>
(169,916)	(1,120,717)	262,777	(4,281,632)
-	-	-	7,142,646
154,459	540,450	-	694,909
<u>(28,000)</u>	<u>-</u>	<u>-</u>	<u>(1,510,240)</u>
(43,457)	(580,267)	262,777	2,045,683
<u>2,820,842</u>	<u>12,321,765</u>	<u>33,635</u>	<u>77,538,047</u>
<u>\$ 2,777,385</u>	<u>\$ 11,741,498</u>	<u>\$ 296,412</u>	<u>\$ 79,583,730</u>

City of Fort Pierce, Florida  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
Year ended September 30, 2014

	Business-type Activities	
	Solid Waste	Marina
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from customers	\$ 6,142,919	\$ 1,540,000
Receipts from rental property	-	209,240
Payments to suppliers for goods and services	(2,686,598)	(530,692)
Payments to employees for services	(1,270,608)	(238,341)
Payments for benefits on behalf of employees	(640,097)	(97,604)
Net cash provided (used) by operating activities	<u>1,545,616</u>	<u>882,603</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Transfers in	-	-
Transfers (out)	(1,418,459)	(51,111)
Net cash provided (used) by noncapital financing activities	<u>(1,418,459)</u>	<u>(51,111)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Acquisition and construction of capital assets	(360,744)	(6,447,894)
Receipts from Intergovernmental	-	1,971,875
Bond and loan principal payments	-	-
Bond proceeds	-	4,100,000
Bond and loan interest payments	-	(96,374)
Net cash provided (used) by capital and related financing activities	<u>(360,744)</u>	<u>(472,393)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest on cash and investments	2,467	12,282
Net cash provided (used) by investing activities	<u>2,467</u>	<u>12,282</u>
Net increase (decrease) in cash and investments	(231,120)	371,381
Cash and investments at beginning of year	251,736	3,301,219
Cash and investments at end of year	<u>\$ 20,616</u>	<u>\$ 3,672,600</u>
Cash and investments-unrestricted	\$ 20,616	\$ 3,628,453
Cash and investments-restricted	-	44,147
	<u>\$ 20,616</u>	<u>\$ 3,672,600</u>

*The accompanying notes are an integral part of this statement.*

				Business-type Activities Totals
Storm Water	Golf Course	Sunrise Theatre	Building Fund	
\$ 2,932,772	\$ 1,418,628	\$ 3,343,406	\$ 1,276,270	\$ 16,653,995
-	-	-	-	209,240
(3,984,565)	(797,132)	(2,951,484)	(351,652)	(11,302,123)
-	(412,934)	(409,575)	(457,589)	(2,789,047)
-	(325,202)	(154,055)	(218,091)	(1,435,049)
<u>(1,051,793)</u>	<u>(116,640)</u>	<u>(171,708)</u>	<u>248,938</u>	<u>1,337,016</u>
-	154,459	540,450	-	694,909
(12,670)	(28,000)	-	-	(1,510,240)
<u>(12,670)</u>	<u>126,459</u>	<u>540,450</u>	<u>-</u>	<u>(815,331)</u>
(932,964)	(9,880)	-	-	(7,751,482)
2,380,201	-	-	-	4,352,076
(615,000)	-	-	-	(615,000)
-	-	-	-	4,100,000
(668,470)	-	-	-	(764,844)
<u>163,767</u>	<u>(9,880)</u>	<u>-</u>	<u>-</u>	<u>(679,250)</u>
<u>27,622</u>	<u>61</u>	<u>985</u>	<u>731</u>	<u>44,148</u>
<u>27,622</u>	<u>61</u>	<u>985</u>	<u>731</u>	<u>44,148</u>
(873,074)	-	369,727	249,669	(113,417)
<u>6,942,641</u>	<u>1,100</u>	<u>400,960</u>	<u>179,539</u>	<u>11,077,195</u>
<u>\$ 6,069,567</u>	<u>\$ 1,100</u>	<u>\$ 770,687</u>	<u>\$ 429,208</u>	<u>\$ 10,963,778</u>
\$ 6,069,567	\$ 1,100	\$ 702,837	\$ 429,208	\$ 10,851,781
-	-	67,850	-	111,997
<u>\$ 6,069,567</u>	<u>\$ 1,100</u>	<u>\$ 770,687</u>	<u>\$ 429,208</u>	<u>\$ 10,963,778</u>

City of Fort Pierce, Florida  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**PROPRIETARY FUNDS**  
Year ended September 30, 2014

	Business-type Activities	
	Solid Waste	Marina
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating income (loss)	\$ 999,879	\$ (774,419)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	327,047	757,784
(Increase) decrease in accounts receivable	(95,740)	(1,977)
(Increase) decrease in due from component unit	(25,508)	-
(Increase) decrease in inventories and other current assets	(49,617)	(23,630)
Increase (decrease) in accounts payable and accrued liabilities	44,505	1,212,454
Increase (decrease) in due to other funds	310,690	(303,194)
Increase (decrease) in customer deposits	-	14,129
Increase (decrease) in other post employment benefits	9,706	1,782
Increase (decrease) in accrued compensated absences	24,654	(326)
Net cash provided (used) by operating activities	<u>\$ 1,545,616</u>	<u>\$ 882,603</u>

*The accompanying notes are an integral part of this statement.*

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<u>Storm Water</u>	<u>Golf Course</u>	<u>Sunrise Theatre</u>	<u>Building Fund</u>	<u>Business-type Activities Totals</u>
\$ (2,758,203)	\$ (169,977)	\$ (1,121,702)	262,046	\$ (3,562,376)
1,366,099	140,314	538,179	2,175	3,131,598
195,699	-	5,208	-	103,190
29,315	-	-	(287)	3,520
-	(10,903)	(34,428)	(4,111)	(122,689)
78,743	(72,796)	11,578	(1,201)	1,273,283
36,554	(7,357)	-	330	37,023
-	1,535	379,017	-	394,681
-	3,086	3,442	3,294	21,310
-	(542)	46,998	(13,308)	57,476
<u>\$ (1,051,793)</u>	<u>\$ (116,640)</u>	<u>\$ (171,708)</u>	<u>\$ 248,938</u>	<u>\$ 1,337,016</u>

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## TRUST FUNDS

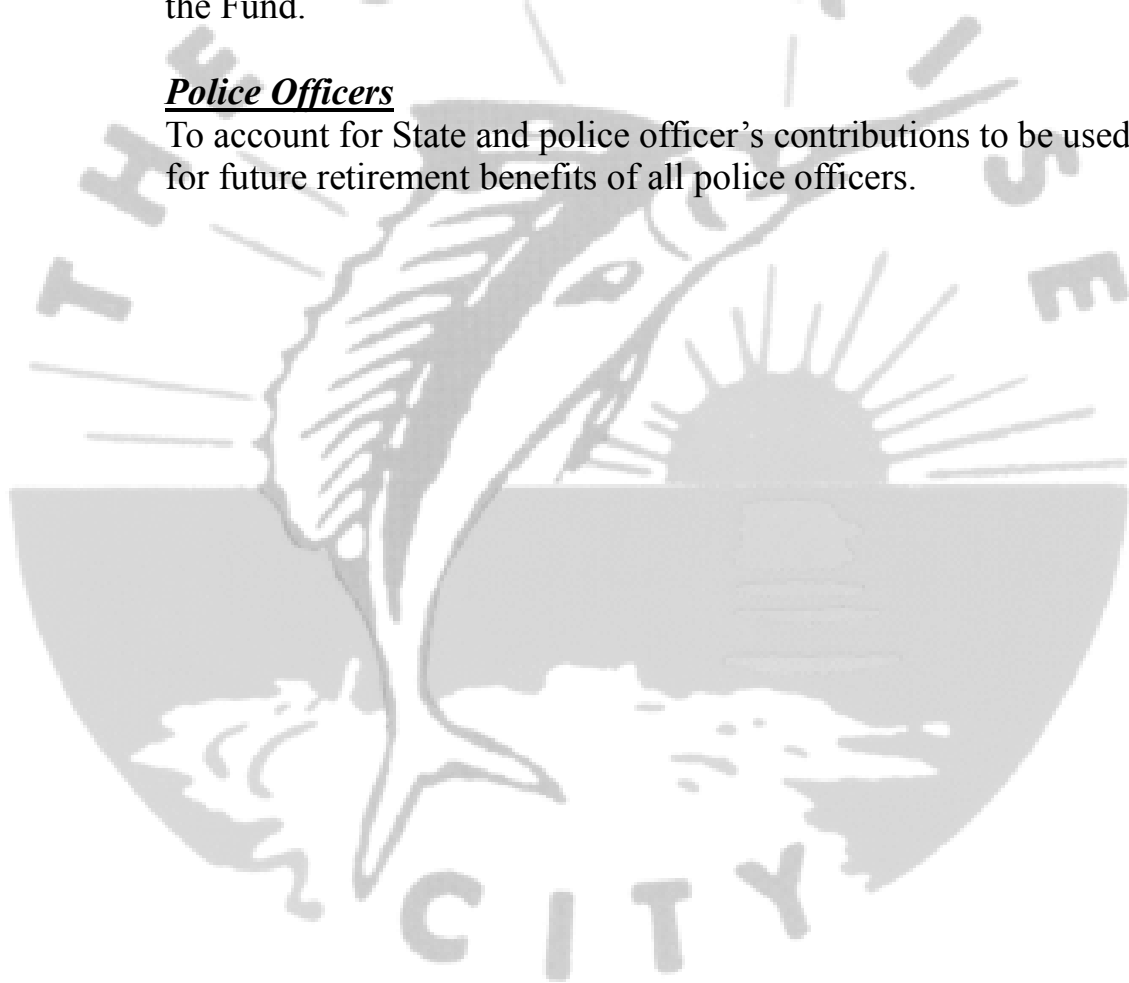
### ◆ Pension Trust

#### General Employees

To account for the accumulation of resources to be used for retirement benefits of all City employees. The City has a multi-employer plan; therefore, other governmental units are included in the Fund.

#### Police Officers

To account for State and police officer's contributions to be used for future retirement benefits of all police officers.



City of Fort Pierce, Florida

**STATEMENT OF FIDUCIARY FUNDS NET POSITION**

September 30, 2014

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	<u>Pension Trusts</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 1,772,291
Investments, at fair value:	
U.S. Government Securities	21,426,123
Mutual Funds	104,071,995
Common Stock	18,519,495
Corporate Bonds	29,527,857
Real Estate Trust L.P.	6,794,943
Common Trust Fund	727,355
Money Market	7,796,258
Total investments	<u>188,864,026</u>
Total cash and investments	190,636,317
Accounts receivable	328,014
Accrued interest receivable	4,688,223
	<u>4,688,223</u>
Total assets	<u>195,652,554</u>
 <b>LIABILITIES AND NET POSITION</b>	
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	<u>321,660</u>
Total liabilities	<u>321,660</u>
 <b>NET POSITION-RESTRICTED FOR PENSION BENEFITS</b>	
	<u><u>\$ 195,330,894</u></u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida

**STATEMENT OF CHANGES IN FIDUCIARY FUNDS NET POSITION**

Year ended September 30, 2014

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	<u>Pension Trusts</u>
<b>ADDITIONS</b>	
Contributions	
Employer	\$ 4,356,127
Employees	1,943,411
State-Via the General Fund	248,113
Total contributions	<u>6,547,651</u>
Investment income	
Interest	2,221,471
Dividends	981,740
Net appreciation in fair value of investments	15,297,095
Total investment income	<u>18,500,306</u>
Investment expenses	<u>(779,114)</u>
Net investment income	17,721,192
Total additions	24,268,843
<b>DEDUCTIONS</b>	
Retirement benefits paid	12,606,823
Refunds of employee contributions	440,758
Administrative expenses	176,528
Insurance expense	20,829
Total deductions	<u>13,244,938</u>
Net Increase	11,023,905
<b>NET POSITION-RESTRICTED FOR PENSION</b>	
<b>BENEFITS</b>	
Beginning of year	<u>180,087,589</u>
End of year	<u>\$ 191,111,494</u>

*The accompanying notes are an integral part of this statement.*

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**NOTES TO THE FINANCIAL STATEMENTS**



***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES***

The accompanying financial statements of the City of Fort Pierce, Florida (City) have been prepared in conformity with accounting principles (“GAAP”) generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the standard-setting body for governmental accounting and financial reporting.

***1. REPORTING ENTITY***

The City of Fort Pierce, Florida was incorporated in 1901 under the general law. This incorporation was validated by Act of the State Legislature, Chapter 5100, Acts 1901. The City covers an area of approximately 20 square miles and is located in St. Lucie County, Florida. The City operates under an elected City Commission (5 members) and provides services to its more than 43,074 residents in the form of law enforcement, street maintenance, solid waste, culture and recreation, planning and zoning, human resources and general administrative services.

The accompanying financial statements present the primary government and its component units. Component units are legally separate entities for which the primary government is financially accountable or entities which should be included in the City’s financial statements because of the nature and significance of their relationship with the primary government.

The decision to include a potential component unit in the City’s reporting entity is based on the criteria stated in GASB Statement No. 14 – *The Financial Reporting Entity*, as amended by GASB 39, “*Determining Whether Certain Organizations are Component Units*” and GASB 61, “*The Financial Reporting Entity; Omnibus an Amendment of GASB Statements No. 14 and No. 34*” which includes the ability to appoint a voting majority of an organization’s governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burden on the City, or the nature and significance of the relationship between the City and the organization is such that exclusion would cause the City’s financial statements to be incomplete.

Blended component units, although legally separate entities, are, in substance, part of the City’s operations. Accordingly, data from these component units are included with data of the primary government. The discretely presented component unit, on the other hand, is reported in a separate column in the financial statements to emphasize that it is legally separate from the City. The financial activities and balances for each blended and discretely presented component units are as of and for the period ended September 30, 2014.

***A. BLENDED COMPONENT UNITS***

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) was established for the purpose of carrying out redevelopment activities for certain areas existing in the City of Fort Pierce. The members of the governing board are comprised of the Fort Pierce City Commission. The CRA’s budget is subject to approval by the City Commission.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**1. REPORTING ENTITY (CONTINUED)**

**B. DISCRETELY PRESENTED COMPONENT UNIT**

Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (Authority) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce and is responsible for the management and operations of the Manatee Observation and Education Center. The members of the governing board are appointed and/or removed from office by the Fort Pierce City Commission. The budget and rates for services are subject to the approval of the Commission. Complete financial statements of the Authority can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

**C. RELATED ORGANIZATION**

Fort Pierce Housing Authority

The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt. Hence, the FPHA is not considered a component unit of the City, and no financial information is included in these financial statements.

**2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)***

The Government-Wide Statement of Net Position reports all financial and capital resources of the City, excluding those reported in the fiduciary funds. It is displayed in the format of assets and deferred outflows less liabilities and deferred inflows, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. Restricted assets are those with constraints placed on their use that are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation. The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted component of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. The City chooses to eliminate the general and administrative charges between governmental activities to avoid a “doubling up” effect.

Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*, as are the proprietary fund, internal service fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The measurement focus of the governmental funds (in the Fund Financial Statements) is upon determination of financial position and changes in financial position rather than upon net income.

These governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considered property taxes as available if they are collected within 60 days after year-end. A six-month availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxpayer-assessed property and other taxes, and charges for regularly billed or routinely provided services, are recorded as revenue when earned, taxpayer liability has been established and collectibility is assured, or losses can be reasonably estimated. Licenses and fees, fines and forfeitures, and miscellaneous revenues are recorded when received in cash, because they are generally not measurable until actually received. Investment income from cash deposits is recorded as revenue when earned, since it is measurable and available.

The city reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *community redevelopment agency-special revenue fund* accounts for the redevelopment of designated areas within the City. Financing is provided by an incremental increase in ad valorem taxes levied each year.

The *hurricane housing recovery grant fund* accounts for the hurricane housing assistance from the state of Florida for down payment assistance and rehabilitation assistance for low income households within the City.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)**

The government reports the following major proprietary funds:

Business type activities

The *solid waste fund* is used to account for the solid waste disposal services provided to the residents of the City.

The *marina fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *storm water fund* is used to account for the storm water drainage and control services provided to the residents of the City.

The *golf course fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *sunrise theatre fund* is used to account for the activities of a historic theatre for the residents of the City and the surrounding area.

The *building fund* is used to account for the activities of a building department for the residents of the City.

Governmental activities

Additionally, the government reports the following fund types:

Fiduciary funds

The two pension trust funds account for the activities of the General Employees and the Police Officers' Pension Plans, which accumulate resources for pension benefit payments to qualified employees of the respective plans.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)**

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's solid waste disposal function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the solid waste, golf course, sunrise theatre, and marina enterprise funds, are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources, as they are needed.

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE**

**a. Deposits and investments**

The City has defined cash and cash equivalents to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes and local ordinances authorize the government and the component units to invest in various types of investments as discussed in a subsequent note.

Investments of the City, as well as for its component units, are reported at fair value. The State Board of Administration Pooled Trust Fund operates in accordance with appropriate state laws and regulations. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value based on market indicators regarded as measures of equity or fixed income performance results. The City does not have a significant amount of investments valued at other than quoted market prices. Except in the pension trust funds, amortization of premium and accretion of discount on investments purchased are not recorded over the term of the investment. The effect of this policy on the financial statements of the various funds is not significant. The reported value of the pool is the same as the fair value of the pool shares.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)**

**b. Receivables and payables**

All trade receivables are shown net of an allowance for uncollectible accounts. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not yet been billed. The amount represents a timing difference between the end of the financial statement cycle (month end) and the billing cycle (varying dates each billing period).

**c. Due to/Due from**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of inter-fund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans.) All other outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

**d. Inventories and prepaid items**

Inventories are valued at cost (using average cost) in governmental type funds and the lower of cost (weighted average) or market in business-type funds. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures when consumed rather than when purchased.

**e. Restricted assets**

Certain proceeds from bonds, notes, and loans, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants and restrictions. As a general rule these restricted assets are maintained in separate accounts.

The Fort Pierce Utilities Authority has similar restricted assets.

**f. Capital assets**

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., road, bridges, sidewalks, and similar items), which are reported in the applicable governmental or business-type activities columns on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)**

**f. Capital assets (continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated lives:

Buildings and improvements	3-55 years
Improvements other than buildings	20-25 years
Equipment	3-20 years
Public domain infrastructure	15-75 years

**g. Deferred outflows/inflows of resources**

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents the usage of net position applicable to future periods and will be recognized as expenditures in the future period to which it applies. The only item in this category is Deferred Charge on Refunding reported on the Government-wide Statement of Net Position. The deferred charge on refunding is the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or the refunding debt.

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net position applicable to future periods and will be recognized as revenue in the future period to which it applies. Currently, the only item in this category is revenue received in advance.

Deferred Inflows of Resources in the Governmental Funds Balance Sheet include unavailable revenue. Unavailable revenue consists primarily of special assessment, loans and notes receivable. The city considers revenues available if they are collected within 60 days of the end of the fiscal year.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)**

***h. Compensated absences***

Accumulated unpaid vacation and sick pay and the benefits associated with them are accrued when incurred in all proprietary fund types and in the component units. In governmental and Fiduciary fund types, the cost of vacation and sick pay is recognized when payments are made to employees or when matured, as a result of employee resignation or retirement.

All sick and vacation pay is accrued when incurred in the Government-Wide Financial Statements.

***i. Other Post Employment Benefits***

The City provides certain health care and life insurance benefits for retired employees. The primary government recognizes the costs associated with providing these benefits as claims are paid. In the Government-Wide Financial Statements and proprietary fund types in the Fund Financial statements, other post employment benefits are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

***j. Long-term obligations***

In the Government-Wide Financial Statements and propriety fund types in the Fund Financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as deferred charges and amortized over the term of the related debt.

In the Fund Financial Statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

***k. Fund equity***

The City implemented GASB No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”, for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)**

**1. New Accounting Standards Adopted**

GASB Statement No. 65, Items Previously Reported as Assets and Liabilities provides additional guidance for the items listed in GASB 63 and includes additional changes in accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities. This Statement specifically addresses the calculation of a deferred outflow or inflow for the refunding of debt, requires that debt issuance costs be expensed in the period in which that debt was issued, and requires that revenue recorded in the governmental funds that is not available be classified as Unavailable Revenue (a deferred inflow). Changes to the government-wide and enterprise fund financial statements, schedules and related disclosures are included in Note A Section 4-Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance and below at Restatement of Prior Year Net Position.

GASB Statement No. 67, Financial Reporting for Pension Plans, improves financial reporting for state and local governmental pension plans. The adoption resulted in additional pension disclosures in Note I.

**5. ACCOUNTING ESTIMATES**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**6. RESTATEMENT OF PRIOR YEAR NET POSITION**

The October 1, 2013 beginning net position has been restated due to the implementation of GASB Statement 65:

	Governmental Activities	Business-type Activities	Proprietary Funds		Component Unit FPUA
			Marina	Stormwater	
Beginning Net Position	\$ 48,569,589	\$ 77,656,082	\$ 26,728,863	\$ 33,586,822	179,158,324
Adjustment to write-off unamortized bond costs	(1,094,875)	(118,035)	(7,091)	(110,944)	(1,623,014)
Beginning Net Position- Restated	<u>\$ 47,474,714</u>	<u>\$ 77,538,047</u>	<u>\$ 26,721,772</u>	<u>\$ 33,475,878</u>	<u>\$ 177,535,310</u>

***NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY***

***1. Budgetary Information***

The appropriated budget is the expenditure authority created by the appropriation ordinance which is signed into law along with related estimated revenues for the general fund, and the following major special revenue funds; community redevelopment agency fund, and the hurricane housing recovery grant fund.

The amended budget reflects the appropriated budget for the general fund and special revenue funds. Budgets are not adopted for governmental funds other than the general fund and the major special revenue funds. All annual appropriations lapse at fiscal year end.

The City follows these procedures in establishing the appropriated budget reflected in the financial statement:

- a. Prior to August 15, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- d. Formal budgetary integration is employed as a management control device during the year for the general fund and major special revenue funds. Formal budgetary integration is not employed for debt service funds because effective budgetary control is alternately achieved through general obligation bond indenture provisions.
- e. Budgets for the general fund, and major special revenue funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP).
- f. The level of control (level at which expenditures may not exceed budget) is the department. Department heads may move budget appropriations from one line item to another line item within his/her department with the approval of the Director of Finance. Transfers of budget appropriations between departments must be approved by the Director of Finance and the City Manager. Any increase in budget over what was appropriated must be approved by the City Commission. Unexpended balances of appropriations lapse at year end.
- g. In accordance with past practices, after the close of the year, the budget has been amended to reflect changes in available revenues and transfers of appropriations between departments and programs.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

***1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets.***

“Total fund balances” as reported on the City’s Governmental Funds Balance Sheet \$14,615,353 differs from the “net position” of governmental activities \$50,925,011 that are reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Funds Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (land, buildings and improvements, infrastructure, machinery and equipment, and construction in progress that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the city as a whole:

Cost of capital assets, not being depreciated	\$ 27,143,774
Cost of capital assets, being depreciated	205,337,198
Accumulated depreciation	(121,363,123)
Total	<u>\$ 111,117,849</u>

**Long-term debt transactions**

Long-term liabilities applicable to the City’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2014 were:

Bonds and notes payable	\$ (77,003,325)
Other post employment benefits	(749,117)
Compensated absences	(2,911,586)
Total	<u>\$ (80,664,028)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds and revenue notes.

Bond and revenue notes	<u>\$ (677,757)</u>
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City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

***1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position (continued)***

**Prepaid Insurance and Deferred Charge on Refunding**

Bond insurance costs and deferred charge on refunding in the Statement of Net Position differs from the amount reported in governmental funds because bond insurance costs and the difference between the carrying value of refunded debt and its reacquisition price are capitalized and amortized over the term of the bonds, whereas these costs are reported as expenditures in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance.

Net bond insurance costs	\$ 519,783
	<u>                    </u>
Net Deferred charge on refunding	\$ 538,920
	<u>                    </u>

**Unavailable revenues**

Unavailable revenues in the Statement of Net Position differ from the amount reported in governmental funds due to various receivables. Governmental fund financial statements report unearned revenues or revenues which are measurable but not available, as unavailable revenues. However, unavailable revenues in governmental funds are subject to full accrual on the government-wide financial statements.

Liens receivable	\$ 1,736,702
Loans receivable	15,778
Notes receivable	3,722,411
Deferred revenues	<u>\$ 5,474,891</u>

**Elimination of inter-fund receivables/payables**

Inter-fund receivables and payables in the amount of \$161,286 between governmental funds have been eliminated for the Statement of Net Position.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**

The “net change in fund balances” for government funds \$4,436,168 differs from the “change in net position” for governmental activities \$3,450,297 reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets are purchased or constructed for governmental activities, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Capital outlay	\$ 10,185,718
Depreciation expense	(4,146,735)
	<u>\$ 6,038,983</u>

In the Statement of Activities, only the gain and loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the adjusted basis of the capital assets sold. Also, governmental funds do not show contributions of capital assets. Thus, the change in net position differs from the change in fund balance by the fair market value of the asset at date of contribution.

Sale of capital assets	<u>\$ (118,195)</u>
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**Long-term debt transactions**

Repayments of principal on bonds, notes, and capital leases are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Principal payments reduce the liabilities in the Statement of Net Position, but do not result in an expense in the Statement of Activities.

Bond principal payments	<u>\$ 2,718,000</u>
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City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. The amounts listed below are the net of prior and current fiscal years and are included in the Statement of activities.

Net change in other post employment benefits	\$ <u>(102,741)</u>
Net change in compensated absences	\$ <u>162,013</u>
Net interest adjustment	\$ <u>8,804</u>

In the Statement of Activities, note proceeds increase long-term liabilities. However, in the governmental funds, debt proceeds are treated as other financing sources (uses) since they provide current financial resources to governmental funds.

Note Proceeds	\$ <u>(6,079,229)</u>
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**Bond issuance costs**

Bond issuance costs are reported as expenditures in the governmental funds. However, in the Statement of Activities, the bond issuance costs are amortized over the terms of the bond agreement.

Amortization expenses	\$ <u>(84,577)</u>
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**Deferred revenues**

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Net change in Deferred Revenue	\$ <u>(3,528,929)</u>
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**Reclassification and Eliminations**

The General Fund recognizes revenues in the amount of \$1,064,815 for the general administrative charges to the various functions. These revenues and expenditures must be eliminated to avoid “double counting”. Transfers in and transfers out in the amount of \$14,139,223 between governmental activities are eliminated in the government-wide financial statements.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE D – CASH AND INVESTMENTS***

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The carrying amount of these deposits at September 30, 2014 was \$26,819,914 and the bank balance was \$27,140,418. The deposits are insured by federal depository insurance or collateralized under the provisions of Chapter 280, Florida Statutes.

Deposits - Florida statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2014, or with banks in which depository insurance was sufficient to cover the deposit balance.

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the City Finance Director. Cash equivalents consist of demand deposits, certificates of deposit, and money market accounts. Investments in the pooled fund consist of Repurchase agreements (overnight), Treasury notes, and Government securities.

The FPUA also invests in the SBA Pooled Trust Funds which are governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Investments in the SBA consist of the Florida Prime and the Fund B surplus Trust Fund (Fund B). Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

The Florida PRIME has met the criteria as a "2a7-like" pool; this pool was assigned a rating of AAAM by the Standards and Poor's Rating Service. The FPUA has a \$5,163,523 balance at September 30, 2014. The fair value of the position in the pool is valued the same as the pooled shares.

The Florida Municipal Investment Trust (Municipal Trust) was created under the laws of the State of Florida to provide eligible units of local government with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor. The Florida League of Cities serves as the administrator, investment manager and secretary-treasurer of the Trust. The Municipal Trust is not a registrant with the Securities and Exchange Commission (SEC); however the board has adopted operating procedures consistent with the requirements for a "2a-7 like" pool.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE D – CASH AND INVESTMENTS (CONTINUED)**

A summary of pooled cash and investments as of September 30, 2014 is as follows:

	<u>Primary Government</u>	<u>Component Unit-FPUA</u>
Cash	\$ 15,640	\$ 2,005,283
Investments:		
Certificates of Deposit	5,500,000	1,006,662
State Board of Administration pooled trust fund	-	5,163,523
Florida Municipal Investment trust	563,274	-
Money market	-	7,057,238
Funds-held in escrow	20,593	-
Repurchase agreements	21,283,681	42,447,164
Total investments	<u>27,367,548</u>	<u>55,674,587</u>
Total pooled cash and investments	<u>\$ 27,383,188</u>	<u>\$ 57,679,870</u>

All investments held in the primary government and component unit at September 30, 2014 have maturity dates less than three months.

A summary of investments held in pension trust funds as of September 30, 2014 is as follows:

	Investment Maturities in Years					total
	under 1	1-5	6-10	10-20	over 20	
U.S. Agencies	\$ -	\$ 685,189	\$ 780,694	\$ 1,346,697	\$ 10,500,009	\$ 13,312,589
U.S. Treasuries	-	3,180,028	2,468,686	-	2,464,821	8,113,535
Corporate obligations	3,096,034	12,719,466	5,034,598	4,793,396	3,884,363	29,527,857
Common stock	18,519,494	-	-	-	-	18,519,494
Mutual funds-equity	104,071,995	-	-	-	-	104,071,995
Real estate trust L.P.	6,794,943	-	-	-	-	6,794,943
Common trust fund	727,355	-	-	-	-	727,355
Money market funds	7,796,258	-	-	-	-	7,796,258
	<u>\$ 141,006,079</u>	<u>\$ 16,584,683</u>	<u>\$ 8,283,978</u>	<u>\$ 6,140,093</u>	<u>\$ 16,849,193</u>	<u>\$ 188,864,026</u>

Fixed income securities have inherent financial risks, including credit risk and interest rate risk. Credit risk for fixed income securities is the risk that the issuer will not fulfill its obligations. Nationally recognized statistical rating organizations (“NSROs”), such as Moody’s and Standard and Poor’s, assign credit ratings to security issuers and issues that indicate a measure of potential credit risk to investors. Fixed income securities considered investment grade are those rated at least Baa by Moody’s and BBB by Standard and Poor’s.

***NOTE D – CASH AND INVESTMENTS (CONTINUED)***

*Credit Risk.* State law limits investments in corporate notes to the top two ratings issued by nationally recognized statistical ratings organizations (NRSROs). It is the City's policy to limit its investments in these investment types to A or better, with a maximum 15% discretionary allocation to BBB by Standard and Poor's. Money Market securities rated A1/P1 by Standard and Poor's/Moody's are allowed. The City has certain investments in an unrated 2a7-like investment pool administered by the State of Florida and the Florida League of Cities.

*Interest Rate Risk.* As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy discourages long-term investments. For the City's pension plans, maturities are significantly longer. The pension system may invest in various mortgaged-backed securities, such as collateralized mortgage obligations. These securities are based on cash flows on underlying mortgages. Therefore, they are sensitive to prepayments by mortgagees, which may result from a decline in interest rates.

*Custodial Credit Risk.* For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's pension funds consist of uninsured, unregistered investments held by a counterparty's trust department but not in the City's name.

Investments - The primary government, except for the Enterprise Fund and Expendable Pension Trust Funds, is authorized by Ordinance to invest in:

1. Local Governmental Surplus Trust Funds
2. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the City.
3. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions as may be required by contractual agreements when approved by the City Commission.
4. Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States Government at the then prevailing price for such securities.
5. Repurchase Agreements, secured by the type of investment listed above, restricted as to acquisition, term, and market value.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE D – CASH AND INVESTMENTS (CONTINUED)***

The FPUA (a component unit) is authorized by resolution to invest in:

1. Local Government Surplus Trust Funds.
2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest which are unconditionally guaranteed by the United States Government.
3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U. S. Treasury, agencies, and instrumentalities.
4. Repurchase Agreements secured by the type of investment listed above, restricted as to acquisition, term and market value.
5. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State, in national banks organized under the laws of the United States and doing business and situated in this State, in savings and loan associations which are under State supervision, or in federal savings and loan associations located in this State and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
6. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions insured by the FDIC.
7. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

The General Employees Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues.
2. Publicly traded Government, corporate, and agency bonds.
3. Publicly traded money market securities.

The Police Officers Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues. (Limited to holdings of less than five percent of any one entity's stock, and aggregate stock holdings of less than fifty percent of total plan assets.)
2. Publicly traded Government, corporate, and agency bonds.
3. Publicly traded money market securities.
4. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the Police Officers' Pension Trust Fund.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE E - PROPERTY TAXES***

The City's property tax is levied by St. Lucie County each November 1 on the assessed value listed as of the prior January 1 for real and personal property located in the City. Property taxes become a lien on the first day of the levy year and are due on or before March 31. Assessed values are established by the St. Lucie County Property Appraiser. The assessed value at January 1, 2013, upon which the 2013-2014 levy is based, was \$1,875,262,779.

The City is permitted by State law to levy taxes of up to 10 mills of assessed valuation for the General Fund. Taxes are levied at 5.7131 mills for the General Fund for the fiscal year ended September 30, 2014.

***NOTE F - ACCOUNTS RECEIVABLE/NOTES RECEIVABLE***

Accounts Receivable

Accounts receivable held by the primary government's enterprise funds and the FPUA (a component unit) are stated net of allowances for estimated uncollectibles of \$15,639 for the marina, \$27,235 for sanitation, \$0 for storm water, \$0 for golf course, and \$3875,211 the FPUA, respectively. The general fund accounts receivable is stated net of allowance for estimated uncollectibles of \$6,789,130. No other allowance is provided for receivables held by governmental or fiduciary fund types because, in the opinion of management, all such accounts are collectible.

Notes Receivable

On October 15, 2009, the city entered into a Mortgage Note Receivable for \$3,795,000 with a developer for the construction of a shopping center. The City used proceeds from a Section 108 loan from the US Department of Housing and Urban Development. The developer paid the balance owed to the city in 2014. The city placed the funds in a debt service fund to pay-off the outstanding debt.

The remaining balance in Notes Receivable is comprised of various down payment assistance loans and Mortgage receivables on City constructed homes as part of the City's redevelopment plan. The terms of the mortgages and notes range from 5 to 30 years with interest rates from 0% to 5% based on the recipient's income level.

***NOTE G - DUE FROM OTHER GOVERNMENTS***

Amounts due from other governments include \$87,716 from U.S. Department of Housing & Urban Development, \$159,058 from Florida Department of Transportation, \$7,707 from the State of Florida, \$473,333 due from St. Lucie County, \$5,131 due from St. Lucie County Housing Authority, \$173,408 due from the Department of Justice, \$3,352 from the Department of Law Enforcement and \$7,483,363 from the Florida Executive Office of the Governor.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE H - CAPITAL ASSETS**

Capital asset activity of the **primary government** for the year ended September 30, 2014 was as follows:

**Governmental Activities:**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:					
Land	\$ 27,165,338	\$ -	\$ (119,755)	\$ -	\$ 27,045,583
Construction in Progress	824,517	47,365	-	(773,691)	98,191
Total capital assets, not being depreciated	27,989,855	47,365	(119,755)	(773,691)	27,143,774
Capital assets, being depreciated:					
Buildings	35,368,321	6,649,563	-	-	42,017,884
Improvements other than buildings	36,689,761	1,921,636	-	699,883	39,311,280
Equipment	13,547,094	1,548,028	(26,847)	15,398	15,083,673
Infrastructure	108,831,427	19,126	-	73,808	108,924,361
Total	194,436,603	10,138,353	(26,847)	789,089	205,337,198
Less accumulated depreciation for:					
Buildings	(11,236,865)	(692,533)	-	(364,989)	(12,294,387)
Improvements other than buildings	(16,118,166)	(1,603,401)	-	-	(17,721,567)
Equipment	(12,457,481)	(339,124)	28,407	349,591	(12,418,607)
Infrastructure	(77,416,885)	(1,511,677)	-	-	(78,928,562)
Total accumulated depreciation	(117,229,397)	(4,146,735)	28,407	(15,398)	(121,363,123)
Total capital assets, being depreciated, net	77,207,206	5,991,618	1,560	773,691	83,974,075
Total capital assets, net	<u>\$ 105,197,061</u>	<u>\$ 6,038,983</u>	<u>\$ (118,195)</u>	<u>\$ -</u>	<u>\$ 111,117,849</u>

Depreciation expense charged to functions/programs of the **primary government** (governmental activities) for the year ended September 30, 2014 was as follows:

**Governmental activities:**

General government	\$ 171,619
Public safety	667,882
Transportation	2,941,863
Economic environment	73,159
Culture and recreation	292,212
Total	<u>\$ 4,146,735</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE H - CAPITAL ASSETS (CONTINUED)**

**Business-type activities:**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:					
Land	\$ 674,008	\$ -	\$ -	\$ -	\$ 674,008
Construction in Progress	-	4,089,297	-	-	4,089,297
Total capital assets, not being depreciated	674,008	4,089,297	-	-	4,763,305
Capital assets, being depreciated:					
Buildings	17,897,477	-	-	-	17,897,477
Improvements other than buildings	81,725,489	3,284,424	(67,234)	-	84,942,679
Equipment	9,390,180	377,761	-	(15,398)	9,752,543
Total	109,013,146	3,662,185	(67,234)	(15,398)	112,592,699
Less accumulated depreciation for:					
Buildings	(4,869,334)	(589,041)	-	-	(5,458,375)
Improvements other than buildings	(14,772,251)	(2,148,752)	-	-	(16,921,003)
Equipment	(7,962,958)	(393,805)	67,236	15,398	(8,274,129)
Total accumulated depreciation	(27,604,543)	(3,131,598)	67,236	15,398	(30,653,507)
Total capital assets, being depreciated, net	81,408,603	530,587	2	-	81,939,192
Total capital assets, net	<u>\$ 82,082,611</u>	<u>\$ 4,619,884</u>	<u>\$ 2</u>	<u>\$ -</u>	<u>\$ 86,702,497</u>

Additions to accumulated depreciation and depreciation expense charged to functions/programs of the **primary government** (business-type activities) for the year ended September 30, 2014 was as follows:

Solid waste	\$ 327,047
Marina	757,784
Stormwater	1,366,099
Golf course	140,314
Sunrise Theatre	538,179
Building Fund	2,175
Total	<u>\$ 3,131,598</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE H - CAPITAL ASSETS (CONTINUED)**

Capital asset activity of the **FPUA** (a component unit) for the year ended September 30, 2014 was as follows:

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Utility Plant, not being depreciated:				
Land	\$ 10,219,000	\$ 9,000	\$ (183,000)	\$ 10,045,000
Construction Work in Progress	15,749,745	13,450,611	(8,728,000)	20,472,356
Total Utility Plant, not being depreciated	25,968,745	13,459,611	(8,911,000)	30,517,356
Utility Plant, being depreciated:				
Transmission, distribution and collection systems	319,325,121	8,288,621	(3,987,000)	323,626,742
Equipment	43,877,133	2,405,000	(1,530,000)	44,752,133
Structures and improvements	38,140,000	-	(1,623,000)	36,517,000
Total Utility Plant being depreciated	401,342,254	10,693,621	(7,140,000)	404,895,875
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(155,544,843)	(11,384,568)	3,987,000	(162,942,411)
Equipment	(33,736,000)	(2,854,000)	1,530,000	(35,060,000)
Structures and improvements	(21,670,000)	(753,000)	508,000	(21,915,000)
Total accumulated depreciation	(210,950,843)	(14,991,568)	6,025,000	(219,917,411)
Total Utility Plant, being depreciated, net	190,391,411	(4,297,947)	(1,115,000)	184,978,464
Total Utility Plant, net	<u>\$ 216,360,156</u>	<u>\$ 9,161,664</u>	<u>\$ (10,026,000)</u>	<u>\$ 215,495,820</u>

Construction work in progress at September 30, 2014 consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection system, and gas distribution system. FPUA capitalizes interest costs on funds borrowed to finance the construction of the utility plant in conformity with the Statements of Financial Accounting Standards 34, 42, and 62 as applicable. Total interest costs for the year ended September 30, 2014, were \$3,582,000 of which \$178,000 was capitalized as plant utility construction costs.

The **FPUA** has entered into contracts for the construction or expansion of various system assets as follows.

	<b>Project Total</b>	<b>Expended to Date</b>	<b>Remaining Commitment</b>	<b>Required Further Financing</b>
Water	\$ 1,875,000	\$ 883,000	\$ 992,000	None
Wastewater	2,985,000	2,374,000	611,000	None
Gas	84,000	5,000	79,000	None
Electric	164,000	99,000	65,000	None
FPUAnet	55,000	13,000	42,000	None
	<u>\$ 5,163,000</u>	<u>\$ 3,374,000</u>	<u>\$ 1,789,000</u>	

***NOTE H - CAPITAL ASSETS (CONTINUED)***

In addition, the component unit has entered into unit price contracts for the construction and renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2014, there were no remaining unit price contract commitments for the construction and renovation of FPUA system assets.

***NOTE I - EMPLOYEE RETIREMENT SYSTEMS***

The City participates in two retirement and benefit plans. The General Employees' Retirement and Benefit System covers all primary government and component unit employees. The Municipal Police Officers' Retirement Trust Fund covers the City's police officers. The City and The Utilities Authority, a component unit, offer a Deferred Retirement Option Plan (DROP).

The General Employees' Retirement and Benefit System

**Plan Description**

The General Employees' Retirement and Benefit System (the System) is a cost-sharing multiple-employer PERS defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities authority employees (FPUA). The System does not issue a stand-alone financial report but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all full-time employees of the City, who are eligible upon employment.

Upon retirement, members are entitled to an annual retirement benefit, payable for life, of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years for General Employees and Utilities Authority.

Plan Changes effective for October 1, 2012

For members hired prior to October 1, 2012:

- Benefits vest 100% after five years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Payments for unused sick/vacation time are limited to the September 30, 2012 balance.
- Maximum pension benefit paid is \$100,000 per year.

For members hired after October 1, 2012:

- Benefits vest 100% after ten years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Maximum pension benefit paid is the lesser of \$100,000 or 5% of final five year average.

Police receive 3.0% of final average salary, based upon the highest five years out of the last ten years. (Optional benefit forms are available on an actuarial equivalent basis.) The system also provides death and disability benefits. These benefit provisions and all other requirements are established and may be amended by State Statute and City ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Retirement Board with the approval of the City Commission.

***NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)***

**Funding Policy**

Per City Code Section 13-39 and 13-40, as amended by Ordinance K-121, the City and FPUA employees are required to contribute 5.16% and 6.16% respectively of their annual salary to the System whether or not they are subject to collective bargaining. The employer is required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

The System funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are designed to accumulate sufficient assets to pay benefits when due. The normal cost and actuarial accrued liability are determined using an attained age actuarial funding method. Unfunded actuarial accrued liabilities are being amortized at a level percent of payroll over periods of 1-30 years.

**Membership**

At September 30, 2014, the Plan's membership consisted of: (1) 489 retirees and beneficiaries currently receiving benefits and 31 terminated employees entitled to benefits but not yet receiving them; (2) 361 vested active employees; and (3) 165 non-vested active employees.

**Benefits**

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Eligibility occurs at 25 years of service regardless of age, or at age 60(55 for police officers) with 5 years of service. Retirees receive of 3% of final average salary times total service with a maximum of \$100,000 per year.

Non-Duty Disability Retirement- Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.

Duty Disability Retirement- No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.

Non-Duty Pre-Retirement Death Benefit- Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.

Duty Pre-Retirement Death Benefit- No age of service requirement benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.

Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Contributions**

For the Three years ended 2012, 2013 and 2014, employer contributions to the Plan, all made in accordance with actuarially determined requirements, were \$3,566,751, \$4,266,803 and \$4,356,127 which was 13.46%, 17.29% and 16.57% respectively, of annual covered payroll. The total payroll for employees covered by the System for the year ended September 30, 2014 was \$25,150,361 which includes \$11,071,951 for Fort Pierce Utilities Authority employees. One hundred percent of required contributions were actually made for 2012, 2013 and 2014.

**Investments**

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2014 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-term Expected Real Rate of Return</u>	<u>Allocation-weighted Long-term Expected Real Rate of Return</u>
Large Cap Equity	33%	5.25%	1.73%
Small/Mid Cap Equity	15%	5.60%	0.84%
Global Ex-US Equity	15%	5.55%	0.83%
Domestic Fixed Income	27%	0.75%	0.20%
Real Estate	10%	3.90%	0.39%
	<u>100%</u>		<u>3.99%</u>

For the year ended September 30, 2014, the annual money-weighted rate of return, net of investment expenses was 10.48%.

**Net Pension Liability**

The components of the net pension liability of the City at September 30, 2014, were as follows:

Total Pension Liability	\$ 182,407,351
Plan Fiduciary Net Position	(179,120,149)
Net Pension Liability	<u>\$ 3,287,202</u>
Net Pension Liability as a Percentage of Covered Employee Payroll	<u>13.07%</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Actuarial Assumptions**

The annual required contribution for the current year was determined as part of the September 30, 2014 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2014
Asset valuation method	4-year smoothed market
Wage Inflation	4.5%
Salary increases	General & Utilities Authority; 4.5% to 8.7%, including inflation Police; 4.5% to 8.5%
Investment rate of return	8.00%
Long-term municipal bond rate	4.11%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	RP-2000 Combined Mortality Table for males and females. No margin for future mortality improvement are included in these tables.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cumulative actuarial gains and losses since 1995 are positive. Because the cumulative gains and losses are (32) million, the COLA provision is assumed to not operate for the indefinite future.

**Discount Rate**

A single discount rate of 8.00% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 8.00%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Sensitivity of Pension Liability**

The following presents the plan's net pension liability, calculated using a single discount rate of 8.00%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

**Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption**

	1% Decrease 7.00%	Current Single Discount Rate Assumption 8.00%	1% Decrease 9.00%
\$	22,388,672	\$ 3,287,202	\$ (13,021,252)

**Schedule of funding Progress**

The annual required contribution for the current year was determined as part of the September 30, 2014 actuarial valuation of the Plan using the individual entry age actuarial cost method. Significant actuarial assumptions included (a) a rate of return on the investment (net of administrative expenses) of 8.0%; (b) projected salary increases of 4.5% to 8.7% per year; and (c) the assumption that benefits will not increase after retirement. Assumption (a) includes an inflation component of 4.5%. The unfunded actuarial accrued liability was financed at a level percent of member payroll, closed.

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
9/30/2014	167,451,000	182,407,000	14,956,000	92	25,150,000	59

**Municipal Police Officers' Retirement Trust Fund**

**Plan Description**

The Municipal Police Officers' Retirement Trust Fund (the Fund) is a single employer defined benefit plan administered by the City for the benefit of its police officers. The Fund is established under the provisions of Chapter 185 Florida Statutes. The Fund does not issue a stand-alone financial report, but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all police officers of the City, who are eligible upon employment.

Police officers with ten or more years of continuous service with the police department are eligible for benefits. On April 15, 1985, the Fort Pierce City Commission approved an amendment to the benefit provisions of the Pension Trust. Prior to the amendment, all police officers who were eligible for benefits had the option to accept a lump sum in cash or the purchase of an annuity equal to the value of the lump sum payment at the date of retirement.

***NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)***

The amendment allows lump sum payments only to participants hired prior to December 17, 1984.

These benefit provisions and all other requirements are established and may be amended by State Statute and City Ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Police Retirement Board with approval by the City Commission.

**Membership**

As of September 30, 2014, Plan membership consisted of: (1) 25 retirees and beneficiaries currently receiving benefits and 2 terminated employees entitled to benefits but not yet receiving them; (2) 65 vested active employees; and (3) 44 non-vested active employees.

**Funding Policy**

Contribution requirements for the Plan are established and may be amended by State law and City ordinance. Contributions for the Plan are financed principally by contributions from the State of Florida, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City of Fort Pierce, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the plan from the State of Florida were \$249,113. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 13-169 each Plan member is required to make contributions of 7 percent of their salaries to the Plan. The funding policy for the Plan is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Plan. The City is not required to contribute in any way to the Plan. Administrative costs are financed through investment earnings.

The actuarial valuation as of September 30, 2014 found anticipated revenues to be sufficient to fund the current year benefits provided by the Plan in accordance with the provisions of Chapter 185, Florida Statutes.

**Benefits**

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Benefits occur at age 55 with 10 years of service, or 25 years of service. Retirees receive the greater of 2% of final average salary times total service with a maximum of \$1,000 per month, or 1% of final average salary times credited service up to 30 years. Maximum

Early Retirement-Benefits occur at age 45 with 10 years of service. Retirees receive 2% of final average salary times total service, with a maximum benefit of \$1,000 per month. The pension is reduced by 3% for each complete year retirement age precedes 55.

Disability Retirement- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefit the member accrued as of the date of disability.

Pre-Retirement Death Benefit- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefits to which the deceased member would have been entitled at normal retirement age.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The monthly pension is calculated with normal retirement based on frozen years of service and final average salary at the time the member elects to participate in DROP.

**Investments**

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2014 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	15%	8.50%	1.30%
Small/Mid Cap Equity	14%	8.90%	1.20%
Global Ex-US Equity	15%	4.10%	0.60%
Domestic Fixed Income	30%	3.60%	1.10%
MLP	6%	14.10%	0.80%
High Yield	6%	6.50%	0.40%
Convertible Bonds	8%	6.70%	0.50%
Real Estate	5%	6.90%	0.30%
Cash	1%	1.30%	0.00%
	100%		6.20%

For the year ended September 30, 2014, the annual money-weighted rate of return, net of investment expenses was 9.3%.

**Net Pension Obligation**

Following is the annual pension cost and net pension obligation for the current and prior two years:

	2012	2013	2014
Annual Pension Costs (APC)	\$ 652,995	\$ 722,876	\$ 735,234
Actual Contribution	\$ 642,881	\$ 689,878	\$ 697,994
Percentage of APC Contributed	100%	100%	100%
Net Pension Obligation	-	-	-

The difference between the annual pension costs and actual contributions was funded with the excess contribution reserve.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Net Pension Liability**

The components of the net pension liability of the City at September 30, 2014, were as follows:

Total Pension Liability	\$ 12,486,742
Plan Fiduciary Net Position	<u>(11,991,346)</u>
Net Pension Liability	<u><u>\$ 495,396</u></u>
Net Pension Liability as a Percentage of Covered Employee Payroll	<u><u>7.71%</u></u>

**Actuarial Assumptions**

The annual required contribution for the current year was determined as part of the September 30, 2014 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	18 years
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5%
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvement projected to all future years after 2000 using Scale AA

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Discount Rate**

A single discount rate of 7.25% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of Pension Liability**

The following presents the plan's net pension liability, calculated using a single discount rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

**Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption**

1% Decrease 6.25%	Current Single Discount Rate Assumption 7.25%	1% Decrease 6.25%
\$ 2,250,376	\$ 495,396	\$ (962,603)

**Schedule of Funding Progress**

The actuarial value of assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a four-year period. The unfunded actuarial accrued liability was financed at a level percent of member payroll, closed.

Actuarial Valuation Date	Actuarial Value of Assets ( a )	Actuarial Accrued Liability (AAL) -Entry Age ( b )	Unfunded AAL (UAAL) ( b-a )	Funded Ratio ( a/b )	Covered Payroll ( c )	UAAL as a % of Covered Payroll (( b-a )/c )
9/30/2014	11,102,171	11,799,196	697,025	94	6,179,327	11

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

Currently an annual actuarial evaluation is performed for both Plans. The most recent actuarial valuations were performed for the year ended September 30, 2014. Other information regarding contributions and funding progress is included as supplementary information to this report.

The City accounts for both plans as pension trust funds; therefore, they are accounted for in substantially the same manner as proprietary funds with an economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions and contributions from other entities are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with terms of the plans. Plan assets are valued at fair market value for financial statement purposes.

The defined benefit plans do not issue stand-alone financial reports and are not included in any other retirement system's or entity's financial report. Financial statements for the individual pension plans are presented below since separate GAAP financial reports have not been issued for the individual plans.

**City of Fort Pierce, Florida**  
**COMBINING STATEMENT OF**  
**FIDUCIARY FUNDS NET POSITION**  
**September 30, 2014**

	Pension Trusts		Total
	General Employees	Police Officers	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 955,869	\$ 816,422	\$ 1,772,291
Investments, at fair value:			
U.S. Government Securities	19,924,052	1,502,071	21,426,123
Mutual Funds	100,643,576	3,428,419	104,071,995
Common Stock	14,718,711	3,800,784	18,519,495
Corporate Bonds	28,115,588	1,412,269	29,527,857
Real Estate Trust L.P.	6,794,943	-	6,794,943
Common Trust Fund	-	727,355	727,355
Money Market	7,256,599	539,659	7,796,258
Total investments	<u>177,453,469</u>	<u>11,410,557</u>	<u>188,864,026</u>
Total cash and investments	178,409,338	12,226,979	190,636,317
Accounts receivable	308,942	19,072	328,014
Accrued interest receivable	449,293	19,530	468,823
Total assets	<u>\$ 179,167,573</u>	<u>\$ 12,265,581</u>	<u>\$ 191,433,154</u>
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 47,425	\$ 274,235	\$ 321,660
<b>NET POSITION-RESTRICTED FOR</b>			
<b>PENSION BENEFITS</b>	<u>\$ 179,120,148</u>	<u>\$ 11,991,346</u>	<u>\$ 191,111,494</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE 1 - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**City of Fort Pierce, Florida**  
**COMBINING STATEMENT OF CHANGES**  
**IN FIDUCIARY FUNDS NET POSITION**  
**Year ended September 30, 2014**

	Pension Trusts		Total
	General Employees	Police Officers	
<b>ADDITIONS</b>			
Contributions			
Employer	\$ 4,356,127	\$ -	\$ 4,356,127
Employees	1,493,530	449,881	1,943,411
State-via the general fund	-	248,113	248,113
Total contributions	5,849,657	697,994	6,547,651
Investment income			
Interest	2,113,042	108,429	2,221,471
Dividends	874,680	107,060	981,740
Net appreciation in fair value of investments	14,499,203	797,892	15,297,095
Total investment income	17,486,925	1,013,381	18,500,306
Investment expenses	(604,302)	(174,812)	(779,114)
Net investment income	16,882,623	838,569	17,721,192
Total increases	22,732,280	1,536,563	24,268,843
<b>DEDUCTIONS</b>			
Retirement benefits paid	11,877,047	729,776	12,606,823
Refunds of employee contributions	307,836	132,922	440,758
Administrative expenses	170,447	6,081	176,528
Insurance expense	19,501	1,328	20,829
Total deductions	12,374,831	870,107	13,244,938
Net Increase	10,357,449	666,456	11,023,905
<b>NET POSITION-RESTRICTED FOR PENSION BENEFITS</b>			
Beginning of year	168,762,699	11,324,890	180,087,589
End of year	\$ 179,120,148	\$ 11,991,346	\$ 191,111,494

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE J - DEFERRED COMPENSATION PLAN**

The primary government (the City) and the component unit (the Authority) offer employees a deferred compensation Plan created in accordance with Internal Revenue Code Section 457. The Plan, available to all employees, permits them to defer a portion of their salary until future years. The deferred compensation assets are not available to employees until termination, retirement, death, or unforeseeable emergency.

During the year ended September 30, 1997, the assets in the plan were transferred into trust funds. The assets are protected by the trust agreement from any claims on the employer and from any use by the employer other than paying benefits to employees and their beneficiaries in accordance with the plan. In accordance with GASB Statement No. 32, the plan's assets and related liability were removed from the City and the Authority balance sheets as of September 30, 1997.

**NOTE K – LOANS AND BONDS PAYABLE**

Bond and note obligations of the **primary government** as of September 30, 2014 are as follows:

	<b>Business-type Activities</b>	<b>Government Activities</b>
<p>\$5,880,000 Stormwater Utility System Revenue Bonds, Series 2002, payable from and secured by a first lien and pledge upon the Stormwater revenues and the monies on deposit in the various funds and accounts created pursuant to the Resolution, interest ranging from 3.5% to 4.75% payable semi-annually and sinking fund installments ranging from \$210,000 to \$370,000 through October 1, 2027. Proceeds used to finance stormwater system improvements throughout the City. Current portion is \$210,000.</p>	3,955,000	-
<p>\$3,170,000 Capital Improvements Revenue Bonds, Series 2004, payable from non-advallorem revenues appropriated in the annual budget to the extent permitted by law, with interest ranging from 3.75% to 5.0%, payable semi-annually and sinking fund installments ranging from \$80,000 to \$200,000 through December 1, 2034. Proceeds used to reconstruct and improve the city-owned golf course. Current portion is \$80,000.</p>	-	2,695,000

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

	<u>Business-type Activities</u>	<u>Government Activities</u>
<p>\$20,200,000 Fort Pierce Redevelopment Revenue and Refunding Bonds, Series 2005, payable from and secured by a first lien and pledge upon tax increment revenues, with interest ranging from 3.5% to 5%, payable semi-annually and sinking fund installments ranging from \$700,000 to \$1,310,000 through December 1, 2030. Proceeds will be used to refund the Fort Pierce Redevelopment Bonds, Series 2003, and to acquire and construct redevelopment projects. Current portion is \$700,000.</p>	-	15,485,000
<p>\$20,000,000 Fort Pierce Redevelopment Revenue Bonds, Series 2006, payable from and secured by a first lien and pledge upon tax increment revenues, with interest ranging from 4.0% to 5.0%, payable semi-annually and sinking fund installments ranging from \$595,000 to \$2,600,000 through May 1, 2031. Proceeds will be used to to acquire and construct redevelopment projects. Current portion is \$595,000.</p>	-	16,140,000
<p>\$13,665,000 Stormwater Utility System Revenue Bonds, Series 2006, payable from and secured by a first lien and pledge upon the Stormwater revenues and the monies on deposit in the various funds and accounts created pursuant to the Resolution, interest ranging from 3.5% to 5.00% payable semi-annually and sinking fund installments ranging from \$425,000 to \$865,000 through October 1, 2030. Proceeds used to finance stormwater system improvements throughout the City. Current portion is \$425,000.</p>	10,615,000	-

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

	<u>Business-type Activities</u>	<u>Government Activities</u>
<p>\$23,190,000 Capital Improvement Revenue Refunding Bonds, Series 2008A, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest ranging from 4.0% to 6.0%, payable semi-annually and sinking fund installments ranging from \$125,000 to \$2,225,000 through September 1, 2032 . Proceeds used to refund the 2007 Sunshine State Governmental Financing Commission Non-taxable Revenue Note. Current portion of new bond is \$125,000.</p>	-	22,625,000
<p>\$6,650,000 Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 6.125% interest payable semi-annually and annual sinking fund installments ranging from 775,000 to 925,000 beginning in 2014 through September 1, 2018. Proceeds used to refund the 2007 Sunshine State Governmental Financing Commission Taxable Revenue Note. Current portion of new bond is 775,000.</p>	-	3,395,000
<p>\$6,825,000 Capital Improvement Revenue Refunding Bonds, Series 2010A, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5% interest payable semi-annually and annual sinking fund installments ranging from 480,000 to 780,000 beginning in 2020 through September 1, 2030. Proceeds used to defease the 1998 and 2001 Capital Improvement bonds. Current portion of bond is 0.</p>	1,846,857	4,978,143
<p>\$2,935,000 Taxable Capital Improvement Revenue Refunding Bonds, Series 2010B, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5.344% interest payable semi-annually and annual sinking fund installments ranging from 275,000 to 400,000 beginning in 2014 through September 1, 2022. Proceeds used to partially refund the Taxable Capital Improvement Revenue Refunding Bonds, Series 2008. Current portion of bond is 275,000.</p>	-	2,675,000

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

	<u>Business-type Activities</u>	<u>Government Activities</u>
\$3,395,000 Section 108 Loan Payable, variable interest only monthly to 2012, annual principal payments beginning in 2012 ranging from 282,000 to 283,000 to 2023, payable from proceeds of a note receivable secured by a shopping center with a pledge of the City's Community Development Block Grant revenues Current portion of note is \$283,000.	-	2,829,000
\$6,079,229 Capital Improvement Revenue Note, Series 2014, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 3.055% interest payable semi-annually and annual principal payments ranging from 290,108 to 535,541 beginning in 2014 through December 1, 2028. Proceeds used to purchase energy conservation equipment. Current portion of note is 318,895.		6,079,229
\$3,920,771 Capital Improvement Revenue Note, Series 2014A, payable from net marina revenues and the half-cent sales tax, 3.19% interest payable semi-annually and annual principal payments ranging from 118,495 to 173,245 beginning in 2016 through December 1, 2029. Proceeds used for construction costs related to the city owned marina. Current portion of note is 0.	3,920,771	
\$179,229 Taxable Capital Improvement Revenue Note, Series 2014B, payable from net marina revenues and the half-cent sales tax, 2.21% interest payable semi-annually and principal due on February 1, 2016. Proceeds used to for construction costs related to the city owned marina. Current portion of note is 118,486.	179,229	
	<u>20,516,857</u>	<u>76,901,372</u>
Less: current portion payable from restricted assets	(754,486)	(3,151,895)
Unamortized items	(48,555)	101,953
	<u>\$ 19,713,816</u>	<u>\$ 73,851,430</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

Requirements to pay principal and interest on the **primary government's** obligations in each of the years/periods ending September 30, is as follows

**Governmental Activities:**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 3,151,895	3,647,188	\$ 6,799,083
2016	3,253,108	3,504,967	6,758,075
2017	3,407,765	3,365,664	6,773,429
2018	3,558,347	3,220,129	6,778,476
2019	3,669,892	3,063,274	6,733,166
2020-2024	18,247,437	12,682,803	30,930,240
2025-2029	24,973,997	7,296,758	32,270,755
2030-2034	16,438,931	1,336,222	17,775,153
2035-2039	200,000	5,000	205,000
	<u>\$ 76,901,372</u>	<u>\$ 38,122,005</u>	<u>\$ 115,023,377</u>

**Business-Type Activities:**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 754,486	851,910	\$ 1,606,396
2016	894,038	815,572	1,709,610
2017	936,990	780,337	1,717,327
2018	969,619	740,811	1,710,430
2019	1,012,486	699,495	1,711,981
2020-2024	6,438,011	2,709,737	9,147,748
2025-2029	7,605,158	1,132,800	8,737,958
2030-2034	1,906,069	47,310	1,953,379
	<u>\$ 20,516,857</u>	<u>\$ 7,777,972</u>	<u>\$ 28,294,829</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

Long-term liability activity of the **primary government** for the year ended September 30, 2014 was as follows:

	<b>Beginning Balance 10/1/2013</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance 9/30/2014</b>	<b>Amounts Due within One Year</b>	<b>Amounts Due after One Year</b>
<b>Governmental Activities:</b>						
Notes and bonds payable:						
Revenue notes	\$ -	\$ 6,079,229	\$ -	\$ 6,079,229	\$ 318,895	\$ 5,760,334
Revenue bonds	70,428,143	-	2,435,000	67,993,143	2,550,000	65,443,143
Unamortized items	107,705	-	5,752	101,953	-	101,953
	<u>70,535,848</u>	<u>6,079,229</u>	<u>2,440,752</u>	<u>74,174,325</u>	<u>2,868,895</u>	<u>71,305,430</u>
Section 108 Loan	3,112,000	-	283,000	2,829,000	283,000	2,546,000
	<u>73,647,848</u>	<u>6,079,229</u>	<u>2,723,752</u>	<u>77,003,325</u>	<u>3,151,895</u>	<u>73,851,430</u>
Other Liabilities:						
Other post employment benefits	646,376	102,741	-	749,117	-	749,117
Compensated absences	3,073,599	740,845	902,858	2,911,586	124,345	2,787,241
Total governmental activities	<u>\$ 77,367,823</u>	<u>\$ 6,922,815</u>	<u>\$ 3,626,610</u>	<u>\$ 80,664,028</u>	<u>\$ 3,276,240</u>	<u>\$ 77,387,788</u>
<b>Business-type Activities:</b>						
Notes and bonds payable:						
Revenue notes	\$ -	\$ 4,100,000	\$ -	\$ 4,100,000	\$ 119,486	\$ 3,980,514
Revenue bonds	17,031,857	-	615,000	16,416,857	635,000	15,781,857
Unamortized items	(53,834)	-	(5,279)	(48,555)	-	(48,555)
	<u>16,978,023</u>	<u>4,100,000</u>	<u>609,721</u>	<u>20,468,302</u>	<u>754,486</u>	<u>19,713,816</u>
Other Liabilities:						
Other post employment benefits	110,347	21,311	-	131,658	-	131,658
Compensated absences	594,616	227,440	169,964	652,092	38,505	613,587
Total business activities	<u>\$ 17,682,986</u>	<u>\$ 4,348,751</u>	<u>\$ 779,685</u>	<u>\$ 21,252,052</u>	<u>\$ 792,991</u>	<u>\$ 20,459,061</u>

<b>Compensated absences</b>	<b>Beginning Balance 10/1/2013</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance 9/30/2014</b>
<b>Governmental Activities:</b>				
General Fund	\$ 3,070,423	\$ 730,383	\$ 895,699	\$ 2,905,107
Community Development Block Grant	3,176	10,462	7,159	6,479
	<u>\$ 3,073,599</u>	<u>\$ 740,845</u>	<u>\$ 902,858</u>	<u>\$ 2,911,586</u>

The compensated absence liability and net other postemployment obligation attributed to governmental activities are being liquidated in the General Fund, Community Development Block Grant, and Community Redevelopment Agency .

***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

Stormwater Utility System Revenue Bonds, Series 2002

The Series 2002 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter and Resolution No. 02-165 as supplemented for the purpose of (i) making certain capital improvements to the City's storm-water utility system and (ii) financing the costs of issuance of the Series 2002 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The “reserve account requirement” is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2003 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Ambac Assurance Corporation in the amount of \$392,248, which is the maximum bond service requirement.
2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2002 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the (i) Storm-water Revenues of the System and(ii) the moneys on deposit in the various funds and accounts created by the resolution, with exception to the Rebate Fund.

The Series 2002 Bonds maturing on or prior to October 1, 2013, are subject to optional redemption on or after October 1, 2012. The Series 2002 Bonds maturing on October 1, 2018 are subject to mandatory sinking fund redemption beginning October 1, 2016. The Series 2002 Bonds maturing on October 1, 2022 are subject to mandatory sinking fund redemption beginning October 1, 2019. The Series 2002 Bonds maturing on October 1, 2027 are subject to mandatory sinking fund redemption beginning October 1, 2023.

Capital Improvement Revenue Bonds, Series 2004

The Series 2004 Bonds were issued pursuant to Chapter 166, Part II, and Chapter 218, Part VI, Florida Statutes, the City Charter and Resolution No. 04-20, as supplemented for the purpose of (i) financing the reconstruction and improvement of a City-owned golf course (ii) to capitalize a portion of the interest accruing on the Series 2004 Bonds, and (iii) finance the costs of issuance of the Series 2004 bonds including the financial guaranty insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

Capital Improvement Revenue Bonds, Series 2004

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The “reserve account requirement” is defined as the lesser of (i) the maximum bond service requirement, (ii) 125% of the average annual bond service requirement, or (iii) 10% of the proceeds of the Series 2004 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Financial Guaranty Insurance Company in the amount of \$310,777, which is the maximum bond service requirement.
2. Construction Fund – For deposit of all remaining bond proceeds after payment of all costs and expenses in connection with the preparation, issuance and sale of the bonds and funding of the reserve account. Amounts deposited into the construction fund shall be used for the purpose of paying construction costs.

The Series 2004 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2004 Bonds when due.

The Series 2004 Bonds maturing on or after to December 1, 2014, are not redeemable prior to their respective maturities. The Series 2004 Bonds maturing in the year 2028 are subject to mandatory redemption.

Redevelopment Revenue and Refunding Bonds, Series 2005

The Series 2005 Bonds were issued under and pursuant to Chapter 163, Part III, Florida Statutes, the City Charter and Resolution No. 05-33, and Fort Pierce Redevelopment Agency as supplemented for the purpose of (i) acquiring and constructing community redevelopments, (ii) make a deposit to the Series 2005 Subaccount within the Reserve Account in an amount equal to the Reserve Account Requirement for the Series 2005 Bonds, (iii) to refund and defease all of the Agency’s Outstanding Redevelopment Revenue Bonds, Series 2003(the “Refunded Bonds”), and (iv) financing the costs of issuance of the Series 2005 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.

***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2005 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues, and until applied in accordance with the provisions of the Debt resolution the City has agreed to appropriate in its annual budget, by amendment, if necessary, from non-ad valorem funds, amounts sufficient to pay principal of and interest on the Series 2005 Bonds to the extent pledged funds are insufficient thereon.

The Series 2005 Bonds maturing on or after May 1, 2016, are subject to optional redemption on or after May 1, 2015. The Series 2005 Bonds maturing on May 1, 2023 are subject to mandatory sinking fund redemption beginning May 1, 2021. The Series 2005 Bonds maturing on May 1, 2026 are subject to mandatory sinking fund redemption beginning May 1, 2024. The Series 2005 Bonds maturing on May 1, 2030 are subject to mandatory sinking fund redemption beginning May 1, 2027.

Redevelopment Revenue Bonds, Series 2006

The Series 2006 Bonds were issued under and pursuant to Chapter 163, Part III, Florida Statutes, the City Charter and Resolution No. 06-04, and Fort Pierce Redevelopment Agency as supplemented for the purpose of (i) acquiring and constructing community redevelopments, (ii) financing the costs of issuance of the Series 2006 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.
2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2006 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues and certain moneys and investments on deposit in the debt service fund.

The Series 2006 Bonds maturing on or after May 1, 2017, are subject to optional redemption on or after May 1, 2016. The Series 2006 Bonds maturing on May 1, 2031 are subject to mandatory sinking fund redemption beginning May 1, 2022. The Series 2006 Bonds maturing on May 1, 2026 are subject to mandatory sinking fund redemption beginning May 1, 2024.

***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

Stormwater Utility System Revenue Bonds, Series 2006

The Series 2006 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter and Resolution No. 06-04 as supplemented for the purpose of (i) making certain capital improvements to the City’s storm-water utility system and (ii) financing the costs of issuance of the Series 2006 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The “reserve account requirement” is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2006 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.
2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2006 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the (i) Storm-water Revenues of the System and(ii) the moneys on deposit in the various funds and accounts created by the resolution, with exception to the Rebate Fund.

The Series 2006 Bonds maturing on or prior to October 1, 2016, are subject to optional redemption on or after October 1, 2016. The Series 2006 Bonds maturing on October 1, 2025 are subject to mandatory sinking fund redemption beginning October 1, 2021. The Series 2006 Bonds maturing on October 1, 2030 are subject to mandatory sinking fund redemption beginning October 1, 2026.

Capital Improvement Revenue Refunding Bonds, Series 2008A and 2008B

The Series 2008 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 08-30 as supplemented for the purpose of (i) refinancing the Sunshine State Governmental Financing Commission Revenue Notes including accrued interest (ii) financing the costs of issuance of the Series 2008 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The “reserve account requirement” is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2008 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty Corp.

***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

The Series 2008 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2008 Bonds when due. Since the proceeds of the Series 2008 Bonds were used to refinance Notes for community redevelopment projects, the Fort Pierce Redevelopment Agency has an obligation to repay the Series 2008 Notes.

Capital Improvement Revenue Refunding Bonds, Series 2010A and 2010B

The Series 2010 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 10-34 as supplemented for the purpose of (i) refunding all of the City's outstanding Capital Improvement Revenue Bonds, Series 1998, all of the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2001 and a portion of the City's outstanding Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B. (ii) financing the costs of issuance of the Series 2010 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The “reserve account requirement” is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2010 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty municipal Corp.

The Series 2010 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2010 Bonds when due.

Section 108 Note Payable

The City entered into a Loan Guarantee Assistance Contract with the Secretary of Housing and Urban Development in 2009, for the construction of a shopping center by a developer. The City then executed a mortgage receivable with the developer to ensure repayment of the debt. The Note Payable requires quarterly interest payments at .2% above LIBOR. Annual principal payments begin in 2013 and continue to 2023. The loan is secured by future Community Development Block Grant funds in the event that the developer defaults.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

Capital Improvement Revenue Note, Series 2014

The Series 2014 Notes were issued for the purpose of: (i) financing the City’s cost of acquiring and installing energy efficient conservation equipment under a guaranteed energy, water and wastewater performance contract(ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2014 Notes when due.

Capital Improvement Revenue Note, Series 2014A and 2014B

The Series 2014 Notes were issued for the purpose of: (i) financing the construction of improvements and rehabilitation of the city owned and operated marina. (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from net marina revenues and the half-cent sales tax.

Defeasance of Revenue Bonds Payable

In prior years, the city defeased certain outstanding Redevelopment Revenue Bonds payable from tax increment revenues. The city also defeased certain Sunshine Governmental Financing Commission Revenue Notes payable from Non-Ad Valorem Revenues appropriated in the City’s annual budget. For each issue, the City deposited proceeds of the refunding bonds in an irrevocable trust account to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liabilities for the defeased bonds are not included in the City’s financial statements.

At September 30, 2014 the following bonds are considered defeased:

Bond Issue	Beginning Balance 10-1-2013	Additions	Retirement	Ending Balance 9-30-2014
Capital Improvement Bonds, Series 2001	\$ 1,310,000	\$ -	\$ 340,000	\$ 970,000
Redevelopment Revenue Bonds, Series 2003	6,000,000	-	490,000	5,510,000
	\$ 7,310,000	\$ -	\$ 830,000	\$ 6,480,000

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

Component Unit

Bond obligations of the FPUA (a component unit) as of September 30, 2014 are as follows:

	<b>Business-type Activities</b>
<p>\$22,445,000 Utilities Refunding Revenue Bonds, Series 1999A, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 5.250% to 5.375%, on the remaining annual principal amounts ranging from \$240,000 to \$255,000 through October 1, 2015.</p>	495,000
<p>\$10,223,254 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yeild varying from 5.70% to 5.90%. The accreted value at September 30, 2014 is \$24,279,000. The bonds mature October 1, 2016, through October 1, 2024, with principal amounts totaling \$34,970,000 due in those years in annual amounts ranging from \$275,000 to \$4,340,000.</p>	24,279,000
<p>\$9,545,000 Utilities Revenue Bonds, Series 2002, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 5%. The bonds mature October 1, 2025, through October 1, 2027, with principal amounts ranging from \$3,025,000 to \$3,340,000.</p>	9,545,000
<p>\$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of</p>	

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

\$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 3.9% to 5.00% on the remaining annual principal amounts ranging from \$1,210,000 to \$7,285,000 through October 1, 2029.

34,800,000

\$20,896,000 Taxable Utilities Refunding Revenue Bond, Series 2012, collateralized by a pledge of and a first lien on the net revenues of the combined systems, interest at of 1.34% on the remaining principal amounts ranging from \$398,000 to \$6,920,000 maturing on October 1, 2016.

20,498,000

89,617,000

Less: Unamortized portion of bond premium and discounts

255,000

Unamortized deferred bond loss

(30,000)

Current portion payable from restricted assets

6,987,000

\$ 82,405,000

Long-term liability activity of the **FPUA** (a component unit) for the year ended September 30, 2014 was as follows:

	<b>Beginning Balance 10/1/2013</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance 9/30/2014</b>	<b>Amounts Due within One Year</b>
Loans and revenue bonds	\$ 95,087,000	\$ 8,347,000	\$ (13,680,000)	\$ 89,754,000	\$ 6,987,000
Deferred Amounts	(219,000)	(221,000)	215,000	(225,000)	-
Capital Leases	127,000	-	(21,000)	106,000	26,000
Other Liabilities:					
Compensated absences	1,830,000	1,476,000	(1,373,000)	1,933,000	55,000
Other Post Employment Benefits	564,000	58,000	-	622,000	-
Pollution Remediation	1,948,000	883,000	(1,188,000)	1,643,000	930,000
<b>Total</b>	<u>\$ 99,337,000</u>	<u>\$ 10,543,000</u>	<u>\$ (16,047,000)</u>	<u>\$ 93,833,000</u>	<u>\$ 7,998,000</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)**

Requirements to pay principal and interest on the **FPUA** (a component unit) obligations in each of the years/periods ending September 30, 2014 are as follows

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 6,987,000	2,394,000	\$ 9,381,000
2016	7,086,000	2,291,000	9,377,000
2017	7,195,000	2,185,000	9,380,000
2018	5,545,000	2,093,000	7,638,000
2019	5,595,000	2,045,000	7,640,000
2020-2023	22,910,000	7,651,000	30,561,000
2024-2027	24,135,000	6,428,000	30,563,000
2028-2030	20,855,000	2,067,000	22,922,000
	<u>100,308,000</u>	<u>27,154,000</u>	<u>127,462,000</u>
Future accretion on capital appreciation bonds	<u>(10,691,000)</u>	<u>10,691,000</u>	<u>-</u>
	<u>\$ 89,617,000</u>	<u>\$ 37,845,000</u>	<u>\$ 127,462,000</u>

Other Requirements

The Series 1999, 2002, 2009, and 2012 bond issues provide that the Authority accumulate monthly 1/6 of the amount of all interest becoming due on the next semi-annual interest payment date, and 1/12 of the amount of principal which will become due and payable on the next principal maturity or sinking fund installment date. Additionally, the issues require renewal and replacement and emergency reserve and reserve subaccount funds with minimum requirements of \$500,000, \$900,000 and \$4,139,000, respectively. These reserves are funded in the amounts of \$500,000, \$1,668,000, and \$4,535,000, respectively, at September 30, 2014.

Series 1999A Bonds maturing on or after October 1, 2010 are redeemable prior to their stated dates of maturity, at the option of the Authority, at par plus interest accrued to the redemption date.

The 2002 Bonds maturing in the year 2027 are redeemable, prior to their stated dates of maturity, at the option of the Authority beginning April 1, 2012 at par plus accrued interest to the redemption date.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)***

Other Requirements

The 2003 Bonds maturing on or after October 1, 2014 are redeemable prior to their stated date of maturity, at the option of the Authority, beginning October 1, 2013 at par. On November 14, 2012, the Authority issued Taxable Utilities Refunding Revenue Bonds, Series 2012, in the amount of \$20,896,000, in order to provide funds for the redemption of \$19,940,000 of the 2003 bonds, in accordance with the above provisions.

The Series 2009 Bonds maturing in the year 2029 with an interest rate of 4.70% are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2014. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing in the year 2029) are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2019 at par plus accrued interest to the redemption date.

In prior years, the Utilities Authority defeased certain outstanding utilities revenue bonds issued for the systems payable out of revenues derived from the operation of the utility systems. These defeasances were achieved by placing the proceeds of refunding bonds in irrevocable trusts to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liabilities (including bond discounts and finance costs) for the defeased bonds are not included in the component unit's financial statements. At September 30, 2014, Utilities Revenue Bonds Series 1991, in the amount of \$27,355,000 and the Utilities Revenue Bonds Series 2003 in the amount of 19,940,000 are considered defeased.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE L - INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

The composition of interfund balances as of and for the year ended September 30, 2014, is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Nonmajor	\$ 1,188,591
General	Community Redevelopment Agency	631,858
General	Hurricane Housing	5
General	Solid Waste	6,667
General	Marina	24,922
General	Stormwater	120,359
General	Golf Course	1,959
General	Building Fund	7,379
Solid Waste	Golf Course	12,644
Marina	Solid Waste	300,000
		<u>\$ 2,294,384</u>

**Due to/Due from other funds:**

Amounts due to the General Fund include general and administrative charges and various reimbursements. Amounts due to the Solid Waste Fund consist of a reimbursement for shared expenses. Amounts due to the Marina Fund relate to a temporary advance.

**Due to the primary government and from the component units:**

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
General fund	FPUA	\$ 238,224
Community Redevelopment Agency	FPUA	214,079
Solid waste fund	FPUA	675,688
Building Fund	FPUA	366
		<u>\$ 1,128,357</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE L - INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)**

**Inter-fund transfers:**

	<u>General</u>	<u>Community Redev. Agency</u>	<u>Golf Course</u>	<u>Sunrise Theatre</u>	<u>Nonmajor Funds</u>	<u>Total</u>
<b>Transfers out:</b>						
General	\$ -	\$ 1,689,274	\$ -	\$ 94,701	\$ 3,254,084	\$ 5,038,059
Community						
Redev. Agency	2,826,680	-	-	445,749	2,706,094	5,978,523
Solid Waste	1,264,000	-	154,459	-	-	1,418,459
Stormwater	-	-	-	-	12,670	12,670
Marina	51,111	-	-	-	-	51,111
Golf Course	28,000	-	-	-	-	28,000
Nonmajor	74,773	172,731	-	-	2,875,137	3,122,641
	<u>\$ 4,244,564</u>	<u>\$ 1,862,005</u>	<u>\$ 154,459</u>	<u>\$ 540,450</u>	<u>\$ 8,847,985</u>	<u>\$ 15,649,463</u>

Transfers into the Nonmajor funds were for debt service payments made from the various debt service funds. The transfer into the Sunrise Theatre from the Community Redevelopment Agency special revenue fund and general fund were to provide support for operations. The General Fund received a transfer from the Community Redevelopment Agency Fund to subsidize projects in the redevelopment district. The General Fund also received an annual transfer from the Solid Waste Fund, Marina Fund, and Golf Course. The General Fund received a transfer from a Nonmajor fund for reimbursement of debt service funds.

**NOTE M - TRANSACTIONS WITH COMPONENT UNITS**

**Fort Pierce Utilities Authority (a discretely presented component unit)**

Transactions occur throughout the year in the ordinary course of operations between the City and the Fort Pierce Utilities Authority (FPUA) (a proprietary fund and component unit of the City). A summary of significant transactions follows:

Vehicle Maintenance - The City charges the FPUA, on a monthly basis, for fuel used by FPUA vehicles.

Non-metered and Metered Service Charges - The FPUA bills the City, on a monthly basis, for all nonmetered and metered services.

Charges to City residents for sanitation and utility taxes are included on the FPUA's monthly billing statements to customers as a service to the City. The FPUA acts only as an agent with all cash collections relating to the charges forwarded directly to the City. The City is charged \$187,000 annually by the FPUA for performance of these services.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE M - TRANSACTIONS WITH COMPONENT UNITS (CONTINUED)***

Total charges to the City for nonmetered and metered services for the year ended September 30, 2014 were approximately \$2,003,000 of which approximately \$1,861,000 was paid. Total disbursements made to the City by the FPUA, including payments of utility tax and sanitation charges collected during year ended September 30, 2014, were approximately \$15,066,000. Amounts receivable from the FPUA at September 30, 2014 were \$997,000.

The Fort Pierce City Charter, Article X, Section 140 (as amended by referendum on October 4, 1995), provides that each year the Utility Authority shall pay to the City of Fort Pierce a sum equal to six percent of gross revenues derived from the operation of the utilities for the preceding fiscal year. The city commission, by majority vote, may agree to accept a lesser percentage. For purposes of this section the Charter defines gross revenues as all income derived from retail sales of electricity, gas, and wastewater disposal; wholesale and retail sales of water; gains on sales of assets, interest, rents, royalties, dividends, and management fees. Where a power cost adjustment or purchase gas adjustment is utilized, gross income shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment. For the year ended September 30, 2014, the amount transferred to the General Fund under this provision was \$5,605,000.

The City entered into an agreement with the Utility Authority to receive an advance on future distributions of revenue. The City received \$1,250,000 during the year ending September 30, 2014. The City will repay this advance through a reduction of future revenue of \$416,668 in 2017 and 2018 and a final reduction in 2019 of the balance including interest at the average interest rate earned by the Utility Authority on its pooled cash accounts during their most recent fiscal year. The advance is included in deferred inflows of resources in the statement of net position.

***NOTE N - RISK MANAGEMENT***

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program mainly encompasses obtaining property and liability insurance through commercial insurance carriers. During the year ended September 30, 2014, the City paid premiums of approximately \$1,344,000 to commercial insurance carriers for provisions of various liability, property, casualty and workers compensation insurance. The City has various deductible amounts ranging from \$500 to \$25,000 on various policies. At year-end, the City did not have any significant claims. There were no significant changes in coverage retention, or limits during the fiscal year. The General Fund handles property claims for the City and absorbs the loss for any amounts below the deductible amounts.

***NOTE N - RISK MANAGEMENT (CONTINUED)***

The City contracted with Blue Cross and Blue Shield of Florida for health insurance for its employees, effective June 1, 2008. Prior to June 1, 2008, the City was a self-insurer for the health and accident claims of its employees. The City closed the Internal Service Fund as of September 30, 2009 and accordingly, no current claims liability is reported.

The City adopted the provisions of GASB No. 49, *Accounting and Reporting for Pollution Remediation Obligations*, in the fiscal year ending September 30, 2011. Fort Pierce Utilities Authority transferred property to the Fort Pierce Redevelopment Agency, for which there is a dual responsibility for post remediation monitoring. The estimated cost related to the cleanup is discussed in Note W.

***NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS***

In addition to providing pension benefits, the City provides certain health care and life insurance benefits for retired employees. Substantially all of the City's employees may become eligible for those benefits if they reach normal retirement age while working for the City. The primary government recognizes the costs associated with providing these benefits as premiums are paid. The FPUA (a component unit) recognizes the cost as it is incurred. Premiums paid by retirees for the primary government and for the FPUA total approximately \$81,285 and \$157,000, respectively.

Section 112.0801, Florida Statutes, as amended by Sections 1 and 2 of Chapter 87-373, Laws of Florida, requires all public employers to allow their retirees to participate in the same health group plan or self-insurance plan offered to their active employees. There are currently 22 City retirees and 45 Utilities Authority retirees participating in the health insurance plan.

The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing relative to the actuarial accrued liabilities for benefits over time.

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retiree's are charged the same rate by the insurance company as active employees. Premiums charged by the insurance company are a blended rate based on the experience of younger active employees and older retired employees. Since retirees actually have higher costs yet pay the same rate as younger active employees, the city actually subsidizes the cost of the retirees' health insurance coverage.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)**

	<u>City</u>	<u>FPUA</u>
Annual Required Contribution	164,797	91,000
Interest on Net OPEB Obligation	35,463	23,000
Adjustment on Annual Required Distribution	<u>(26,269)</u>	<u>(31,000)</u>
	173,991	83,000
Contributions made	<u>(81,285)</u>	<u>(25,000)</u>
Increase in Net OPEB Obligation	92,706	58,000
Net OPEB Obligation-beginning of year	<u>788,067</u>	<u>564,000</u>
Net OPEB Obligation-end of year	\$ <u>880,773</u>	\$ <u>622,000</u>

The City's and FPUA's annual OPEB cost, employer contributions toward that cost, percentage of OPEB cost contributed, and the net OPEB obligation for 2014 and two preceding years were as follows:

	<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Employer Contributions Toward OPEB Cost</u>	<u>% of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
City	9/30/2012	127,992	75,163	59%	732,117
	9/30/2013	134,011	78,062	58%	788,067
	9/30/2014	173,991	81,285	47%	880,773
FPUA	9/30/2012	75,000	22,000	29.3%	509,000
	9/30/2013	77,000	22,000	28.6%	564,000
	9/30/2014	83,000	25,000	30.1%	622,000

Other information regarding funding progress is included as supplementary information to this report.

Funding Policy

As of September 30, 2014, the most recent actuarial valuation date, the plans were unfunded. The unfunded actuarial accrued liability was \$1,880,650 and 786,000 for the City and FPUA respectively.

The covered payroll for active employees covered by the plan was \$15,691,500 and 14,269,000 for the City and FPUA. The ratio of the UAAL to covered payroll was 12% for the City and 5.5% for the FPUA. As of September 30, 2014, the plan remains unfunded.

***NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)***

Actuarial Methods and Assumption

In any long-term actuarial valuation, certain demographics, economic and behavioral assumptions must be made concerning the population, investment discount rates, and the benefits provided. These actuarial assumptions form the basis for the actuarial model which is used to project the future population, benefits to be provided, and contributions to be collected. The investment return rate assumption is used to discount the future benefits to a present value on the valuation date. While assumptions such as future rates of retirement and mortality are similar for both OPEB and pension plans, there are some additional assumptions. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the September 30, 2014 actuarial valuation, the Individual Entry Age Normal Actuarial Cost Method was used. Using the plan benefits, the present health premiums and a set of actuarial assumptions, the anticipated future payments are projected. The entry age method then provides a systematic funding for the anticipated payments. The yearly Annual Required Contribution(ARC) is computed to cover the cost of benefits being earned by covered members as well as to amortize a portion of the unfunded accrued liability. The Amortization method is Level Percent Open with a 30 year Amortization period.

The actuarial assumptions include a 8.7% to 4.5% salary increase assumption, with an annual healthcare cost trend rate initially at 9%, reduced annually to a 4.5% rate after ten years. The assumed rate of investment return is 4.5% per year with 2.75% of this amount attributed to inflation, compounded annually, net of expenses and assumes no real rate of return. The growth rate for amortizing the Unfunded Actuarial Accrued Liabilities was also assumed to be 4.5%.

***NOTE P - CONTRACT COMMITMENTS***

**FPUA**, the “Authority” (a component unit)

FMPA All-requirements Power Supply Project

As of January 1, 1998, the Authority became a participant in Florida Municipal Power Agency’s (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). The Authority has agreed to purchase its total bulk power requirements, in excess of certain excluded resources, from the ARP through October 1, 2033.

Prior to being involved in the ARP, the Authority had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. The Authority’s resources which have been assigned include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. (See below). The contracts related to the St. Lucie Project, detailed below, have not been assigned; however, as of January 1, 1998, the Authority’s share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

***NOTE P - CONTRACT COMMITMENTS(CONTINUED)***

FMPA St. Lucie Project

The Authority has entered into agreements with the Florida Municipal Power Agency (FMPA), of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy and transmission services from Florida Power & Light Company's St. Lucie Unit No. 2 (the Unit), which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement in St. Lucie Unit No. 1, located on the same site. Pursuant to a Power Sales Contract and a Project Support Contract, the Authority has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the Authority.

The Power Sales Contract will remain in effect until the latest of (i) the date principal of, premium, if any, and interest on all bonds of the Unit have been paid or funds are set aside for the payment thereof, (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the Unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (iii) the date all obligations or FMPA under the Participation Agreement have been paid, performed or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the Authority, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by the Authority. Total cost included in operating expenses for the year ended September 30, 2014 is \$6,662,000. The Authority is committed under the agreements to payments totaling \$7,948,000 for the year ending September 30, 2015.

Florida Gas Transmission

The Authority executed an All Requirements Gas Service Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, the Authority is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to the Authority. This agreement will remain in effect until cancelled by the Authority.

On July 3, 2012, the Authority acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until July 2, 2017 or until cancelled by the Authority. In fiscal 2015, the Authority will be entitled to firm capacity of 514,912 MMBtu, and will commit to purchase 210,600 MMBtu of natural gas at a cost of \$891,000. The amounts purchased under these contracts for fiscal 2013 and fiscal 2014 were \$1,756,000 and 2,237,000, respectively.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE P - CONTRACT COMMITMENTS (CONTINUED)**

FMPA Treasure Coast Energy Center

The Authority has entered into an agreement with FMPA to manage and operate their newly developed facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement(s) commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement becomes a one-year evergreen protecting both parties from a long term commitment. The agreement has been extended for the year ended September 30, 2014.

The Authority has been engaged to manage, operate, and maintain the TCEC. TCEC employees are on the payroll of the Authority and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for Fiscal 2014 totaled \$1,667,000.

**NOTE Q - CONTINGENT LIABILITIES**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

**NOTE R - LEASES**

Operating Leases:

The City entered into a 25 year lease agreement, effective October 2012, with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The City, as lessee, agrees to certain conditions for the use of sovereign submerged land for the purpose of operating the Marina under an operating lease expiring September 23, 2037. Per the agreement, annual lease payments may be adjusted due to a change in the 5 year average consumer price index. Minimum future rental payments under the operating lease for each of the years/period ending September 30 are as follows:

2015	\$	30,564
2016		30,564
2017		30,564
2018		30,564
2019		30,564
Thereafter		550,152
	\$	<u>834,452</u>

Rent expense for the above referenced lease was \$30,564 for the year ended September 30, 2014.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE R – LEASES(CONTINUED)**

Capital Leases:

FPUA(component unit) entered into a five-year capital lease on January 4, 2013 for equipment capitalized at \$142,000. The interest/maintenance costs for 2014 were \$22,000. The Future minimum lease payments for this capital lease are as follows:

	<u>Amount</u>
2015	26,000
2016	31,000
2017	38,000
2018	11,000
	<u>\$ 106,000</u>

**NOTE S - OPERATING LESSOR**

On August 18, 1998, the City, as lessor, entered into an agreement with the Tiki Bar and Restaurant of Fort Pierce, Inc. (the “tenant”), the lessee, to rent the restaurant facility located at the City’s public marina and docking facility. The lease calls for an initial term of fifteen years commencing September 1, 1998 to and including August 31, 2013. The tenant shall have the option to renew this lease for an additional five-year term. Rent is payable monthly on the last day of each month. Currently the lease terms call for rent payments equal to a certain percentage of the tenant’s gross revenues. Until the tenant’s calendar year-to-date revenues exceed \$1,000,000, rent is equal to 10% of the tenant’s gross revenues. For the remainder of the calendar year, rent is equal to 4% of the tenant’s gross revenues. The City collected \$178,498 from the tenant for the year ended September 30, 2014. The minimum future rental payments beyond that date cannot be determined.

On December 15, 2005 the City, as a lessor, entered into an agreement with Ianco, LLC (the “tenant”), the lessee, to rent the restaurant facility located on the western side of the City’s public marina and docking facility. The lease calls for an initial term of six months commencing January 1, 2006 to and including June 30, 2006. Both parties are continuing to operate under the terms of this lease as of September 30, 2014, on a month to month basis. Rent is payable monthly within five business days of the closing of any monthly period. Rent is the computed at the greater of 7.25% of all gross revenues or \$6,500 per month. The City collected \$126,649 from the tenant for the year ended September 30, 2014.

On January 24, 2008 the City, as a lessor, entered into an agreement with the Boys & Girls Club of St. Lucie County, Inc (the “tenant”), the lessee, to rent the gymnasium known as the Human Development & Resources Center Gymnasium, Phase 2, located at the corner of 29<sup>th</sup> Street and Avenue D. The lease calls for an initial term of fifteen years commencing January 1, 2008 to and including December 31, 2022. Rent in the amount of \$10 is payable annually. The City collected \$10 from the tenant for the year ended September 30, 2014.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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***NOTE T-FUND BALANCE***

The City implemented GASB No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”, for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

As of September 30, 2014, the fund balances of the governmental funds are classified as follows:

**Non-spendable**-Amounts that cannot be spent because they are not in spendable form, or because they are legally or contractually required to be maintained intact.

**Restricted**- Amounts can be used only for specific purposes because of a constitutional provision, enabling legislation, or externally imposed constraints by creditors, grantors, contributors, or other governments.

**Committed**-Amounts can be used only for specific purposes because of a formal action of the City Commission such as ordinances.

**Assigned**- Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City Commission.

**Unassigned**- Residual amount retained in the general fund that has not been otherwise classified.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to be spent first. When an expenditure is incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first from committed, second from assigned, and lastly from unassigned balances.

Through a resolution, the City Commission established a minimum fund balance of ten percent of annual operating budgeted expenditures in the general fund to be held for unexpected unforeseen expenditures. The Commission reviews the policy annually to determine if adjustments are necessary.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

**NOTE T-FUND BALANCE (CONTINUED)**

As of September 30, 2014, the fund balances of the governmental funds are:

<b>FUND BALANCES</b>	General Fund	Community Redevelopment Agency	Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
<b>Nonspendable:</b>					
Inventories	\$ 71,325	\$ 14,360	\$ -	\$ 4,069	\$ 89,754
Prepaid Items	224,496				224,496
<b>Restricted for:</b>					
Law Enforcement	-	-	-	28,804	28,804
Debt Service	-	-	-	3,722,924	3,722,924
Grant-CDBG	-	-	-	764,058	764,058
Redevelopment Projects	-	(13,561)	-	-	(13,561)
State Housing Initiatives	-	-	-	130,053	130,053
Grant-Administration	-	-	144,344	-	144,344
Impact Fees-Capital Improv.	-	-	-	450,110	450,110
PSFRD-Capital Improv.	-	-	-	71,729	71,729
Park Improvements	-	-	-	785,853	785,853
Special Projects	-	-	-	109,180	109,180
Capital Improvement:					
Heathcote	-	-	-	2,435,524	2,435,524
Energy Conservation	-	-	-	1,485,689	1,485,689
<b>Committed to:</b>					
Budget Appropriations	308,889	-	-	-	308,889
<b>Assigned to:</b>					
10% Reserve Policy	3,426,707	-	-	-	3,426,707
Art in Public Places	-	-	-	184,984	184,984
<b>Unassigned:</b>	265,816	-	-	-	265,816
	<u>\$ 4,297,233</u>	<u>\$ 799</u>	<u>\$ 144,344</u>	<u>\$ 10,172,977</u>	<u>\$ 14,615,353</u>

**NOTE U - RESTRICTED ASSETS**

Certain assets are restricted by bond resolution and some have been classified as restricted in accordance with governmental accounting standards for enterprise funds.

The restricted assets of the **primary government** as of September 30, 2014 are as follows:

**Business-type activities:**

Cash and investments:	
Customer deposits	\$ 119,847

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2014

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**NOTE U - RESTRICTED ASSETS(CONTINUED)**

The restricted assets of the **FPUA** (a component unit) as of September 30, 2014, are as follows:

Cash and investments:	
Principal and interest on debt service	\$ 8,183,244
Capital Improvement charges	5,977,253
Debt service	4,535,000
Emergency reserve	1,668,231
Renewal and replacement reserve	500,000
Customer security deposits	7,444,667
	<u>\$ 28,308,395</u>

**NOTE V – CONDUIT DEBT OBLIGATIONS**

The City issued Capital Improvement Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of facilities deemed to be in the public’s interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the facilities transfers to the private-sector entity served by the bond issuance. The City, the State, and any political subdivisions thereof are not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of September 30, 2014, there were two series of Capital Improvement Revenue Bonds outstanding. The aggregate principal amount payable for the three series issued after October 1, 1996, is \$9,238,021.

**NOTE W- EXTRAORDINARY ITEM**

The Authority transferred the ownership of the former site of the Henry D. King Power Plant to the city on October 15, 2009. A grant awarded to the city for cleanup, will not be sufficient to cover the remaining cost of remediation. Based upon current estimates, an independent consultant has estimated the cost over the next two years, to be approximately \$2,343,000. Voluntary Cleanup Tax Credits and government backed loans have been estimated at \$700,000. Based on these assumptions, the Authority will be responsible for the remaining \$1,643,000. The amount expected to be paid in fiscal 2015 is \$1,643,000. The remainder has been recorded as a long term liability in the accompanying financial statements. As this project progresses, estimates and the anticipated cost of completion will be reevaluated.

**NOTE X– SUBSEQUENT EVENTS**

Management has performed an analysis of the activities and transactions subsequent to September 30, 2014 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2014. Management has performed their analysis through March 17, 2015, the date the financial statements were available for issuance.

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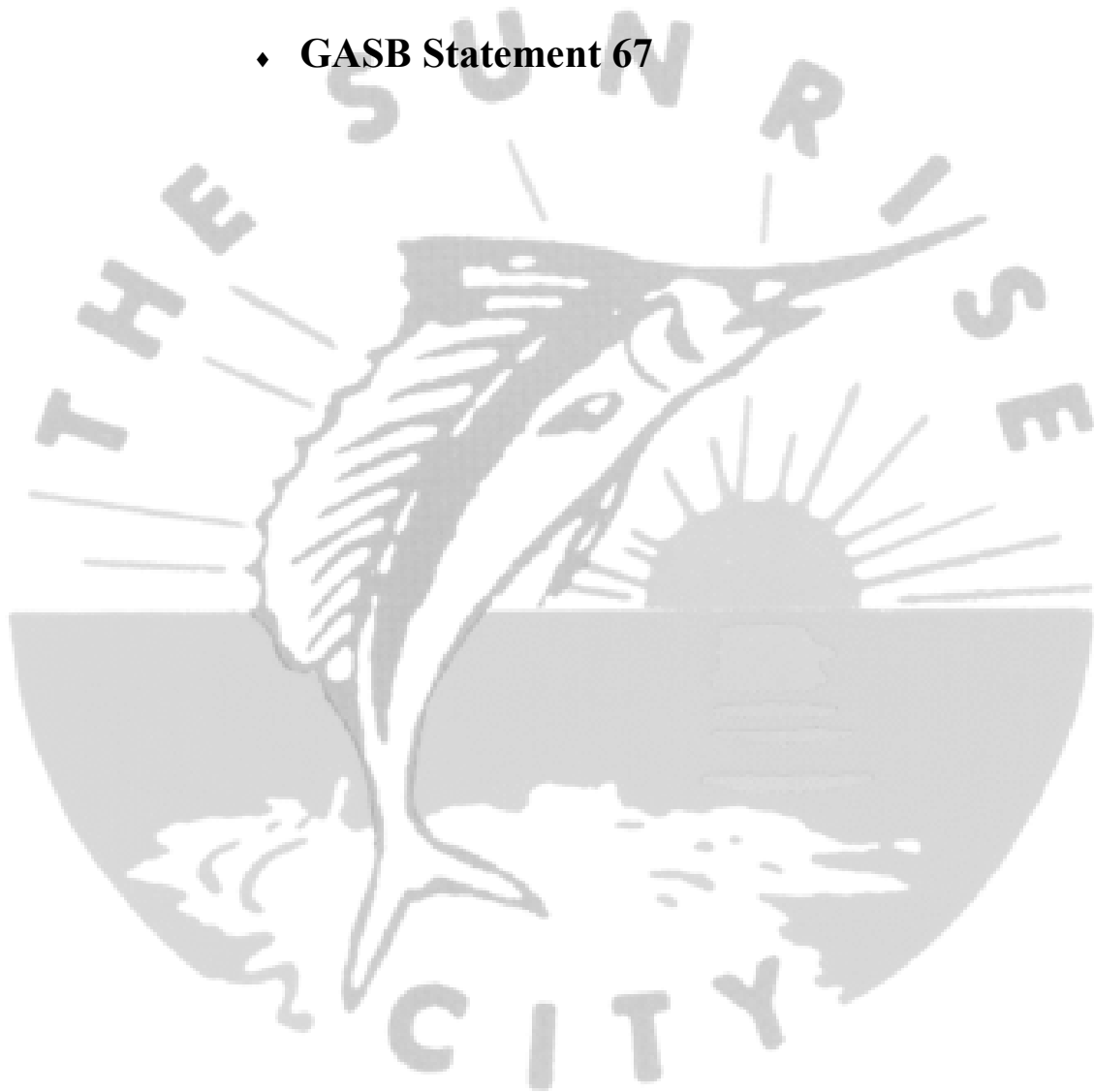


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## REQUIRED SUPPLEMENTARY INFORMATION

- ◆ **GASB Statement 45**

- ◆ **GASB Statement 67**



City of Fort Pierce, Florida  
**GASB STATEMENT 45 REQUIREMENT SUPPLEMENTARY INFORMATION**  
City of Ft. Pierce Other Post Employment Benefits  
September 30, 2014  
(Unaudited)

**Schedule of Funding Progress**

Actuarial Valuation Date	Actuarial Value of Assets ( a )	Actuarial Accrued Liability (AAL) -Entry Age ( b )	Unfunded AAL (UAAL) ( b-a )	Funded Ratio ( a/b )	Covered Payroll ( c )	UAAL as a % of Covered Payroll ( ( b-a )/c )
<b>City of Ft. Pierce</b>						
9/30/2008	- \$	3,848,898 \$	3,848,898 \$	0%	\$ 17,923,099	21%
9/30/2009	- \$	3,848,898 \$	3,848,898 \$	0%	\$ 17,151,291	22%
9/30/2010	- \$	2,899,180 \$	2,899,180 \$	0%	\$ 14,962,156	19%
9/30/2011	- \$	2,899,180 \$	2,899,180 \$	0%	\$ 13,850,285	21%
9/30/2012	- \$	1,460,763 \$	1,460,763 \$	0%	\$ 14,041,070	10%
9/30/2013	- \$	1,460,763 \$	1,460,763 \$	0%	\$ 14,672,918	10%
9/30/2014	- \$	1,880,650 \$	1,880,650 \$	0%	\$ 15,691,500	12%
<b>FPUA(a discretely presented component unit)</b>						
9/30/2008	- \$	2,094,000 \$	2,094,000 \$	0%	\$ 14,591,000	14%
9/30/2009	- \$	2,094,000 \$	2,094,000 \$	0%	\$ 14,711,000	14%
9/30/2010	- \$	2,274,000 \$	2,274,000 \$	0%	\$ 14,700,000	15%
9/30/2011	- \$	2,274,000 \$	2,274,000 \$	0%	\$ 14,023,000	16%
9/30/2012	- \$	709,000 \$	709,000 \$	0%	\$ 13,637,000	5%
9/30/2013	- \$	738,000 \$	738,000 \$	0%	\$ 13,977,000	5%
9/30/2014	- \$	786,000 \$	786,000 \$	0%	\$ 14,269,000	6%

City of Fort Pierce, Florida  
Required Supplementary Information  
Schedule of Changes in the City's Net Pension Liability and Related Ratios  
General Employees Retirement and Benefits System  
September 30, 2014

<b>Total Pension Liability:</b>	
Service cost	\$ 4,049,351
Interest	13,874,945
Benefit change	-
Difference between actual & expected experience	(500,696)
Assumption changes	(335,946)
Benefit payments	(11,877,048)
Refunds	(307,836)
<b>Net Change in Total Pension Liability</b>	<u>4,902,770</u>
<b>Total Pension Liability-Beginning</b>	<u>177,504,581</u>
<b>Total Pension Liability-Ending (a)</b>	<u><u>\$ 182,407,351</u></u>

<b>Plan Fiduciary Net Position:</b>	
Contributions-employer	\$ 4,356,127
Contributions-member	1,493,529
Net investment income	16,939,786
Benefit payments	(11,877,048)
Refunds	(307,836)
Administrative expense	(199,552)
Other	(47,555)
<b>Net Change in Plan Fiduciary Net Position</b>	<u>10,357,451</u>
<b>Plan Fiduciary Net Position-Beginning</b>	<u>168,762,698</u>
<b>Plan Fiduciary Net Position-Ending (b)</b>	<u><u>\$ 179,120,149</u></u>

**Net Pension Liability-Ending (a) - (b)** 3,287,202

Plan Fiduciary Net Position as a Percentage of Total Pension Liability	98.20%
Covered Employee Payroll	25,150,361
Net Pension Liability as a Percentage of Covered Employee Payroll	13.07%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
 General Employee's Retirement and Benefit System  
 September 30, 2014  
 (Unaudited)

**SCHEDULE OF CONTRIBUTIONS**

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	285,353	248,113	37,240	6,426,871	3.86%

**Notes to Schedule of Contributions:**

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2014
Asset valuation method	4-year smoothed market
Wage Inflation	4.5%
Salary increases	General & Utilities Authority; 4.5% to 8.7%, including inflation Police; 4.5% to 8.5%
Investment rate of return	8.00%
Long-term municipal bond rate	4.11%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	RP-2000 Combined Mortality Table for males and females. No margin for future mortality improvement are included in these tables.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cumulative actuarial gains and losses since 1995 are positive. Because the cumulative gains and losses are (32) million, the COLA provision is assumed to not operate for the indefinite future.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
General Employee's Retirement and Benefit System  
September 30, 2014  
(Unaudited)

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**SCHEDULE OF INVESTMENT RETURNS MULTIYEAR\***

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	<u>9/30/14</u>
Annual money-weighted rate of return, net of investment expense	10.48%

\* This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
 General Employee's Retirement and Benefit System  
 September 30, 2014  
 (Unaudited)

**Schedule of Funding Progress**

(\$ in millions)							
Actuarial Valuation Date		Actuarial Value of Assets ( a )	Actuarial		Funded Ratio ( a/b )	Covered Payroll ( c )	UAAL as a % of Covered Payroll ( ( b-a )/c )
			Accrued Liability (AAL) -Entry Age ( b )	Unfunded AAL (UAAL) ( b-a )			
9/30/2005		185.8	216.5	30.7	86	48.9	63
9/30/2006	**	120	130.9	10.9	92	30.56	36
9/30/2007	**	136	139	3	98	31.0	10
9/30/2008		143	150	7	95	33.0	21
9/30/2009		147	158.7	11.7	93	31	38
9/30/2010	**	149	165	16	90	27	59
9/30/2011	**	142	167	25	85	26	96
9/30/2012	**	147	172	25	85	26	96
9/30/2013		157	177	20	89	25	80
9/30/2014		167	182	15	92	25	60

\*\* After changes in benefit provisions and/or actuarial assumptions.

City of Fort Pierce, Florida  
Required Supplementary Information  
Schedule of Changes in the City's Net Pension Liability and Related Ratios  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2014

<b>Total Pension Liability:</b>	
Service cost	\$ 592,432
Interest	861,104
Benefit change	-
Difference between actual & expected experience	(9,847)
Assumption changes	305,956
Benefit payments	(729,776)
Refunds	(132,922)
	886,947
<b>Net Change in Total Pension Liability</b>	886,947
<b>Total Pension Liability-Beginning</b>	11,599,795
<b>Total Pension Liability-Ending (a)</b>	\$ 12,486,742
<b>Plan Fiduciary Net Position:</b>	
Contributions-employer	\$ -
Contributions-Non-employer contributing entity	248,113
Contributions-member	449,881
Net investment income	896,529
Benefit payments	(729,776)
Refunds	(132,922)
Administrative expense	(65,371)
Other	-
	666,454
<b>Net Change in Plan Fiduciary Net Position</b>	666,454
<b>Plan Fiduciary Net Position-Beginning</b>	11,324,892
<b>Plan Fiduciary Net Position-Ending (b)</b>	\$ 11,991,346
<b>Net Pension Liability-Ending (a) - (b)</b>	495,396
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	96.03%
Covered Employee Payroll	6,426,871
Net Pension Liability as a Percentage of Covered Employee Payroll	7.71%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2014  
(Unaudited)

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**SCHEDULE OF CONTRIBUTIONS**

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Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	285,353	248,113	37,240	6,426,871	3.86%

**Notes to Schedule of Contributions**

Valuation date	September 30, 2013
Measurement date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	18 years
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5%
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvement projected to all future years after 2000 using Scale AA

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2014  
(Unaudited)

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**SCHEDULE OF INVESTMENT RETURNS MULTIYEAR\***

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	<u>9/30/14</u>
Annual money-weighted rate of return, net of investment expense	9.3%

\*This schedule is presented to illustrate the requirement to show information for those years for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2014  
(Unaudited)

**Schedule of Funding Progress**

Actuarial Valuation Date	Actuarial Value of Assets ( a )	Actuarial Accrued Liability (AAL) -Entry Age ( b )	Unfunded AAL (UAAL) ( b-a )	Funded Ratio ( a/b )	Covered Payroll ( c )	UAAL as a % of Covered Payroll (( b-a )/c )
9/30/2005	7,487,837	8,936,741	1,448,904	84	5,943,309	24
9/30/2006	7,561,205	9,446,757	1,885,552	80	6,838,249	28
9/30/2007 **	7,883,635	8,940,664	1,057,029	88	6,323,737	17
9/30/2008	8,449,679	9,668,809	1,219,130	87	6,992,600	17
9/30/2009	9,062,193	10,060,601	998,408	90	6,754,679	15
9/30/2010	9,093,257	9,952,866	859,609	91	6,393,190	13
9/30/2011	9,433,638	10,081,314	647,676	94	5,696,599	11
9/30/2012	10,146,881	10,771,458	624,577	94	5,422,508	12
9/30/2013	10,574,340	11,160,024	585,684	95	6,149,728	10
9/30/2014	11,102,171	11,799,196	697,025	94	6,179,327	11

\*\*Reflects plan changes under Ordinance No. L-34

**Schedule of Employer and Other Contributing Entities Contributions**

- This schedule is not applicable to the aggregate actuarial cost method -

Fiscal Year Ended September 30	Actuarial Valuation Date	Annual Calculated Contribution	* State Contribution	Percentage Contributed
2005	9/30/2004	518,466	294,190	56.7
2006	9/30/2005	450,068	294,190	65.4
2007	9/30/2006	530,485	294,190	55.5
* 2008	9/30/2007	456,784	303,324	66.4
2009	9/30/2008	520,905	276,943	53.2
2010	9/30/2009	530,943	262,634	49.5
** 2011	9/30/2010	433,051	241,312	55.7
*** 2012	9/30/2011	295,499	241,799	81.8
2013	9/30/2012	291,730	249,148	85.4
2014	9/30/2013	285,353	248,113	86.9

The City does not contribute to this plan, all contributions are from the state and the employees

\* Reflects plan changes under Ordinance No. L-34

\*\* Reflects plan changes under Ordinance No. L-212

\*\*\* This is the required contribution amount determined as a percentage of the actual payroll for the fiscal year.

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**COMBINING AND INDIVIDUAL FUND STATEMENTS**



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## GENERAL FUND

The General Fund is used to account for all sources and uses of financial resources applicable to the general operations of the City of Fort Pierce. All general operating revenue which are not restricted as to use are recorded in the General Fund.



City of Fort Pierce, Florida  
**SCHEDULE OF GENERAL FUND REVENUES AND  
OTHER FINANCING SOURCES  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**

Year ended September 30, 2014

	Budgeted Amounts		Actual
	Original	Final	
<b>Revenues</b>			
Taxes			
Ad valorem	\$ 11,816,805	\$ 11,958,161	\$ 11,958,161
General sales and use	2,290,000	2,084,479	2,084,479
Franchise	4,450,000	4,213,534	4,213,534
	<u>18,556,805</u>	<u>18,256,174</u>	<u>18,256,174</u>
Licenses and permits			
Occupational licenses	270,000	261,191	261,191
Other	61,500	72,615	72,615
	<u>331,500</u>	<u>333,806</u>	<u>333,806</u>
Intergovernmental revenue			
State shared revenue	2,562,000	2,837,020	2,837,020
State retirement contribution	240,000	248,113	248,113
County shared revenue	58,000	54,298	54,298
	<u>2,860,000</u>	<u>3,139,431</u>	<u>3,139,431</u>
Charges for services			
General government	155,600	191,995	191,995
Physical environment	45,000	34,713	34,713
	<u>200,600</u>	<u>226,708</u>	<u>226,708</u>
Fines and forfeitures			
Court cases	78,500	75,860	75,860
Code violation	74,000	113,917	113,917
	<u>152,500</u>	<u>189,777</u>	<u>189,777</u>
Other			
Contributions from component unit	6,764,816	5,605,157	5,605,157
Investment income	41,750	75,376	75,376
Rents	25,440	30,995	30,995
Administrative and contractual services	498,858	466,044	466,044
Reimbursements by other funds	1,246,500	1,016,184	1,016,184
Special assessments	2,000	20,246	20,246
Impact fees	-	11,914	11,914
Miscellaneous	35,400	326,158	326,158
	<u>8,614,764</u>	<u>7,552,074</u>	<u>7,552,074</u>
Total revenues	30,716,169	29,697,970	29,697,970
<b>Other financing sources</b>			
Transfers in	4,176,738	4,244,564	4,244,564
Total other financing sources	<u>4,176,738</u>	<u>4,244,564</u>	<u>4,244,564</u>
Total revenues, other financing sources,	<u>\$ 34,892,907</u>	<u>\$ 33,942,534</u>	<u>\$ 33,942,534</u>

City of Fort Pierce, Florida  
**SCHEDULE OF GENERAL FUND EXPENDITURES  
AND OTHER FINANCING USES  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**  
Year ended September 30, 2014

	Budgeted Amounts		Actual
	Original	Final	
<b>Expenditures</b>			
General Government			
Legislative			
City Commission	\$ 230,636	\$ 245,215	\$ 245,215
Executive			
City Manager	616,936	526,543	526,543
City Clerk	280,774	307,942	307,942
Financial and administrative			
General administration	4,276,269	4,208,998	4,208,998
Finance	692,818	699,027	699,027
MIS	907,960	939,472	939,472
Administrative services	622,163	637,108	637,108
Legal counsel			
City Attorney	605,108	673,262	673,262
Comprehensive planning			
Planning	486,894	380,166	380,166
Public works			
Director	171,468	188,862	188,862
Garage	496,459	437,225	437,225
Building maintenance	952,014	980,487	980,487
	<u>10,339,499</u>	<u>10,224,307</u>	<u>10,224,307</u>
Public safety			
Law enforcement			
Police	4,804,103	4,829,726	4,829,726
Police- Operations	6,858,292	6,556,898	6,556,898
Police- Support Operations	974,778	1,076,500	1,076,500
Code Enforcement	778,447	890,761	890,761
	<u>13,415,620</u>	<u>13,353,885</u>	<u>13,353,885</u>
Transportation			
Road and street facilities			
Engineering	1,030,594	991,658	991,658
Street maintenance	2,194,228	2,130,851	2,130,851
	<u>3,224,822</u>	<u>3,122,509</u>	<u>3,122,509</u>
Culture and recreation			
Parks and recreation	1,923,125	1,995,291	1,995,291
Riverwalk Center	154,070	155,566	155,566
	<u>2,077,195</u>	<u>2,150,857</u>	<u>2,150,857</u>
Total expenditures	29,057,136	28,851,558	28,851,558
<b>Other financing uses</b>			
Transfers out	5,051,405	5,038,059	5,038,059
Total expenditures and other financing uses	<u>\$ 34,108,541</u>	<u>\$ 33,889,617</u>	<u>\$ 33,889,617</u>

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**NONMAJOR GOVERNMENTAL FUNDS**



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## NONMAJOR GOVERNMENTAL FUNDS

### SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The City does not have an appropriated budget for special revenue funds.

◆ **The Law Enforcement Trust Fund**

This fund is used to account for the assets confiscated by the Police Department. The money generated from the sale of confiscated property is used solely for the City's law enforcement system and is legally restricted for that purpose.

◆ **Police Grant Fund**

This fund is used to account for all Federal and State Grants received for the purpose of Law Enforcement.

◆ **State Housing Initiative Program (SHIP)**

This fund is used to record assistance received from the State of Florida for housing assistance for the City's low and moderate income citizens.

◆ **Federal Major Grant Program**

This fund is used to account for major grants administered by Urban Redevelopment; to record grant income and related eligible expenditures.

◆ **Restricted Revenue Fund**

This fund is used to account for all revenue that is restricted as to the purpose the money generated can be utilized.

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## NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

### DEBT SERVICE FUNDS

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The City does not have an appropriated budget for debt service funds.

- ◆ **Capital Improvement Revenue Refunding Bond Fund, Series 2008  
A&B**

This fund is used to account for the accumulation of monies to pay \$23,190,00 2008 Series A and \$6,650,000 2008 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2008 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2009-2034.

- ◆ **Capital Improvement Revenue Refunding Bond Fund, Series 2010  
A&B**

This fund is used to account for the accumulation of monies to pay \$6,825,000 2010 Series A and \$2,935,000 2010 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2010 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2014-2030.

- ◆ **Capital Improvement Revenue Fund, Series 2004**

This fund is used to account for the accumulation of monies to pay \$3,170,000 Capital Improvements Bonds for reconstruction of the City's golf course. Non-ad Valorem Revenues are pledged for the payment of principal and interest due from 2004-2034.

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## **NONMAJOR GOVERNMENTAL FUNDS (CONT'D)**

### **DEBT SERVICE FUNDS (CONT'D.)**

#### **◆ Fort Pierce Redevelopment Bonds, Series 2006**

This fund is used to account for the accumulation of monies to pay \$20,000,000 of capital improvements. Tax increment revenues are pledged for the payment of principal and interest due from 2006-2031.

#### **Fort Pierce Redevelopment Bonds, Series 2005**

This fund is used to account for the accumulation of monies to pay \$20,200,000 of capital improvements. Tax increment revenues are pledged for the payment of principal and interest due from 2005-2030.

### **CAPITAL PROJECT FUNDS**

#### **◆ Capital Improvement Fund, Redevelopment**

This fund is used to account for the sources and uses of TIF funds to construct various capital improvements within the City including improvements to roads and buildings, and construction of infrastructure, land and other improvements.

#### **◆ Special Capital Projects Fund**

This fund is used to account for the sources and uses of funds to account for the construction of various capital improvement of the City.

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
September 30, 2014

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
<b>ASSETS</b>				
Cash and investments	\$ 2,594,819	\$ 3,722,988	\$ 5,324,288	\$ 11,642,095
Accounts Receivable	20,000	-	-	20,000
Due from other governments	1,686,256	-	-	1,686,256
Prepays	4,069	-	-	4,069
Notes Receivable	354,768	-	-	354,768
Total assets	<u>\$ 4,659,912</u>	<u>\$ 3,722,988</u>	<u>\$ 5,324,288</u>	<u>\$ 13,707,188</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 491,793	\$ -	\$ 1,176,521	\$ 1,668,314
Contracts payable - retainage	18,355	-	226,554	244,909
Due to other funds	1,188,591	-	-	1,188,591
Revenue in Advance	77,629	-	-	77,629
Total liabilities	<u>1,776,368</u>	<u>-</u>	<u>1,403,075</u>	<u>3,179,443</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable Revenue	<u>354,768</u>	<u>-</u>	<u>-</u>	<u>354,768</u>
<b>FUND BALANCES</b>				
Nonspendable	4,069	-	-	4,069
Restricted	2,339,723	3,722,988	3,921,213	9,983,924
Assigned	184,984	-	-	184,984
Total fund balances	<u>2,528,776</u>	<u>3,722,988</u>	<u>3,921,213</u>	<u>10,172,977</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 4,659,912</u>	<u>\$ 3,722,988</u>	<u>\$ 5,324,288</u>	<u>\$ 13,707,188</u>

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
Year ended September 30, 2014

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
<b>Revenues</b>				
Intergovernmental	\$ 7,897,014	\$ -	\$ 30,286	\$ 7,927,300
Fines and forfeitures	12,500	-	-	12,500
Investment income	69,519	7,490	14,570	91,579
Miscellaneous	337,870	-	-	337,870
Total revenues	8,316,903	7,490	44,856	8,369,249
<b>Expenditures</b>				
Current				
General Government	2,524	-	1,097	3,621
Public safety	679,006	-	-	679,006
Economic environment	599,540	-	-	599,540
Capital Outlay	3,590,578	-	4,550,199	8,140,777
Debt service				
Principal	283,000	2,435,000	-	2,718,000
Interest and fees	61,551	3,584,461	-	3,646,012
Other	-	6,034	66,500	72,534
Total expenditures	5,216,199	6,025,495	4,617,796	15,859,490
Excess of revenues over (under) expenditures	3,100,704	(6,018,005)	(4,572,940)	(7,490,241)
<b>Other financing sources (uses)</b>				
Transfers in	85,425	8,749,890	12,670	8,847,985
Transfers out	(2,903,347)	-	(219,294)	(3,122,641)
Note Proceeds	-	-	6,079,229	6,079,229
Total other financing sources (uses)	(2,817,922)	8,749,890	5,872,605	11,804,573
Net change in fund balances	282,782	2,731,885	1,299,665	4,314,332
Fund balance - beginning of year	2,245,994	991,103	2,621,548	5,858,645
Fund balance - end of year	\$ 2,528,776	\$ 3,722,988	\$ 3,921,213	\$ 10,172,977

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
September 30, 2014

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initiatives Program (S.H.I.P.)
<b>ASSETS</b>			
Cash and investments	\$ 1,842	\$ 34,062	\$ 219,094
Accounts Receivable	20,000	-	-
Due from other funds	-	-	-
Due from other governments	168,075	-	-
Prepaid Expenses	4,005	-	-
Notes receivable	-	-	26,949
	<u>193,922</u>	<u>34,062</u>	<u>246,043</u>
Total assets	<u>\$ 193,922</u>	<u>\$ 34,062</u>	<u>\$ 246,043</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 38,113	\$ 2,062	\$ 11,364
Contracts payable - retainage	-	-	-
Due to other funds	155,000	-	48
Revenue in advance	-	-	77,629
	<u>193,113</u>	<u>2,062</u>	<u>89,041</u>
Total liabilities	<u>193,113</u>	<u>2,062</u>	<u>89,041</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable Revenue	-	-	26,949
	<u>-</u>	<u>-</u>	<u>26,949</u>
<b>FUND BALANCES</b>			
Nonspendable	4,005	-	-
Restricted	(3,196)	32,000	130,053
Assigned	-	-	-
Total fund balances	<u>809</u>	<u>32,000</u>	<u>130,053</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 193,922</u>	<u>\$ 34,062</u>	<u>\$ 246,043</u>

Community Development Block Grant	Federal Major Grant Program	Restricted Revenue Fund	Disaster Relief	Total Nonmajor Special Revenue Funds
\$ 693,034	\$ -	\$ 1,646,787	\$ -	\$ 2,594,819
-	-	-	-	20,000
-	-	-	-	-
87,716	-	-	1,430,465	1,686,256
64	-	-	-	4,069
327,819	-	-	-	354,768
<u>\$ 1,108,633</u>	<u>\$ -</u>	<u>\$ 1,646,787</u>	<u>\$ 1,430,465</u>	<u>\$ 4,659,912</u>
\$ 16,688	\$ -	\$ 44,995	\$ 378,571	\$ 491,793
-	-	-	18,355	18,355
4	-	-	1,033,539	1,188,591
-	-	-	-	77,629
<u>16,692</u>	<u>-</u>	<u>44,995</u>	<u>1,430,465</u>	<u>1,776,368</u>
<u>327,819</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>354,768</u>
64	-	-	-	4,069
764,058	-	1,416,808	-	2,339,723
-	-	184,984	-	184,984
<u>764,122</u>	<u>-</u>	<u>1,601,792</u>	<u>-</u>	<u>2,528,776</u>
<u>\$ 1,108,633</u>	<u>\$ -</u>	<u>\$ 1,646,787</u>	<u>\$ 1,430,465</u>	<u>\$ 4,659,912</u>

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
Year ended September 30, 2014

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initiatives Program (S.H.I.P.)
<b>Revenues</b>			
Intergovernmental	\$ 524,029	\$ -	\$ 74,449
Fines and forfeitures	-	12,500	-
Investment income	3	123	498
Miscellaneous	117,000	-	-
Total revenues	641,032	12,623	74,947
<b>Expenditures</b>			
Current			
General Government	-	-	-
Public safety	660,593	18,413	-
Economic environment	-	-	21,518
Capital outlay	-	-	-
Debt Service			
Principal			
Interest and fees			-
Total expenditures	660,593	18,413	21,518
Excess of revenues over (under) expenditures	(19,561)	(5,790)	53,429
<b>Other financing sources (uses)</b>			
Transfers in	19,286	-	-
Transfers out	-	-	-
Total other financing sources (uses)	19,286	-	-
Net change in fund balances	(275)	(5,790)	53,429
Fund balance - beginning of year	1,084	37,790	76,624
Fund balance - end of year	\$ 809	\$ 32,000	\$ 130,053

<u>Community Development Block Grant</u>	<u>Federal Major Grant Program</u>	<u>Restricted Fund</u>	<u>Disaster Relief</u>	<u>Total Non-Major Special Revenue Funds</u>
\$ 3,522,008	\$ -	\$ 176,773	\$ 3,599,755	\$ 7,897,014
-	-	-	-	12,500
64,495	-	4,400	-	69,519
19,712	-	201,158	-	337,870
<u>3,606,215</u>	<u>-</u>	<u>382,331</u>	<u>3,599,755</u>	<u>8,316,903</u>
-	-	2,524	-	2,524
-	-	-	-	679,006
557,933	10,912	-	9,177	599,540
-	-	-	3,590,578	3,590,578
-	-	-	-	-
283,000	-	-	-	283,000
61,551	-	-	-	61,551
<u>902,484</u>	<u>10,912</u>	<u>2,524</u>	<u>3,599,755</u>	<u>5,216,199</u>
2,703,731	(10,912)	379,807	-	3,100,704
-	-	-	-	-
22,076	-	44,063	-	85,425
<u>(2,832,074)</u>	<u>-</u>	<u>(71,273)</u>	<u>-</u>	<u>(2,903,347)</u>
(2,809,998)	-	(27,210)	-	(2,817,922)
(106,267)	(10,912)	352,597	-	282,782
870,389	10,912	1,249,195	-	2,245,994
<u>\$ 764,122</u>	<u>\$ -</u>	<u>\$ 1,601,792</u>	<u>\$ -</u>	<u>\$ 2,528,776</u>

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR DEBT SERVICE FUNDS**  
September 30, 2014

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	Fort Pierce Redevelopment Bonds	Golf Course Improvement Bonds
	<u>                    </u>	<u>                    </u>
<b>ASSETS</b>		
Cash and investments	\$ 718,527	\$ 36,623
	<u>                    </u>	<u>                    </u>
Total Assets	<u>\$ 718,527</u>	<u>\$ 36,623</u>
 <b>LIABILITIES AND FUND BALANCES</b>		
 <b>FUND BALANCES</b>		
Restricted	<u>718,527</u>	<u>36,623</u>
Total fund balance	<u>718,527</u>	<u>36,623</u>
Total liabilities and fund balance	<u>\$ 718,527</u>	<u>\$ 36,623</u>

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Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Section 108 Loan	Total Nonmajor Debt Service Funds
\$ 135,764	\$ -	\$ 2,832,074	\$ 3,722,988
<u>\$ 135,764</u>	<u>\$ -</u>	<u>\$ 2,832,074</u>	<u>\$ 3,722,988</u>
 135,764	 -	 2,832,074	 3,722,988
<u>135,764</u>	<u>-</u>	<u>2,832,074</u>	<u>3,722,988</u>
<u>\$ 135,764</u>	<u>\$ -</u>	<u>\$ 2,832,074</u>	<u>\$ 3,722,988</u>

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE**  
**NONMAJOR DEBT SERVICE FUNDS**  
 Year Ended September 30, 2014

	Fort Pierce Redevelopment Bonds	Golf Course Improvement Bonds
<b>Revenues</b>		
Investment income	\$ 3,308	\$ 101
<b>Expenditures</b>		
Debt service		
Principal	1,250,000	75,000
Interest and fees	1,479,406	132,520
Other	2,221	828
Total expenditures	2,731,627	208,348
Excess of revenues over (under) expenditures	(2,728,319)	(208,247)
<b>Other financing sources (uses)</b>		
Transfers in	2,706,094	149,588
Total other financing sources (uses)	2,706,094	149,588
Net change in fund balances	(22,225)	(58,659)
Fund balances - beginning of year	740,752	95,282
Fund balances - end of year	\$ 718,527	\$ 36,623

Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Section 108 Loan	Total Nonmajor Debt Service Funds
\$ 3,550	\$ 531	\$ -	\$ 7,490
850,000	260,000	-	2,435,000
1,566,781	405,754	-	3,584,461
1,551	1,434	-	6,034
2,418,332	667,188	-	6,025,495
(2,414,782)	(666,657)	-	(6,018,005)
2,416,781	645,353	2,832,074	8,749,890
2,416,781	645,353	2,832,074	8,749,890
1,999	(21,304)	2,832,074	2,731,885
133,765	21,304	-	991,103
\$ 135,764	\$ -	\$ 2,832,074	\$ 3,722,988

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR CAPITAL PROJECTS FUNDS**  
September 30, 2014

	<u>Capital Project Fund Redevelopment</u>	<u>Capital Project Fund Special Capital Projects Fund</u>	<u>Capital Project Fund Energy Capital Projects Fund</u>	<u>Total Nonmajor Capital Project Funds</u>
<b>ASSETS</b>				
Cash and investments	\$ -	\$ 2,437,783	\$ 2,886,505	\$ 5,324,288
Total assets	<u>\$ -</u>	<u>\$ 2,437,783</u>	<u>\$ 2,886,505</u>	<u>\$ 5,324,288</u>
<b>LIABILITIES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ 2,259	\$ 1,174,262	\$ 1,176,521
Contracts Payable-Retainage	-	-	226,554	226,554
Total liabilities	-	2,259	1,400,816	1,403,075
<b>FUND BALANCES</b>				
Restricted	-	2,435,524	1,485,689	3,921,213
Total liabilities and fund balance	<u>\$ -</u>	<u>\$ 2,437,783</u>	<u>\$ 2,886,505</u>	<u>\$ 5,324,288</u>

City of Fort Pierce, Florida

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR CAPITAL PROJECTS FUNDS**

Year ended September 30, 2014

	Capital Project Fund Redevelopment	Capital Project Fund Special Capital Projects Fund	Capital Project Fund Energy Capital Projects Fund	Total Nonmajor Capital Project Funds
<b>Revenues</b>				
Intergovernmental	\$ -	\$ 30,286	\$ -	\$ 30,286
Investment income	428	5,525	8,617	14,570
Total revenues	428	35,811	8,617	44,856
<b>Expenditures</b>				
Operating Expenses	-	13	1,084	1,097
Capital outlay	-	19,126	4,531,073	4,550,199
Debt service				
Other	-	-	66,500	66,500
Total expenditures	-	19,139	4,598,657	4,617,796
Excess of revenues over (under) expenditures	428	16,672	(4,590,040)	(4,572,940)
<b>Other financing sources (uses)</b>				
Transfers in	-	12,670	-	12,670
Transfers out	(171,732)	(44,062)	(3,500)	(219,294)
Note Proceeds	-	-	6,079,229	6,079,229
Total other financing sources (uses)	(171,732)	(31,392)	6,075,729	5,872,605
Net change in fund balances	(171,304)	(14,720)	1,485,689	1,299,665
Fund balance - beginning of year	171,304	2,450,244	-	2,621,548
Fund balance - end of year	\$ -	\$ 2,435,524	\$ 1,485,689	\$ 3,921,213

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**STATISTICAL SECTION**



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## A-1 STATISTICAL TABLES

This section of the City of Fort Pierce's Comprehensive Annual Report contains information to assist the reader in understanding the financial Statements, notes to the financial and other supplemental information.

**Financial Trends** - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

**Revenue Capacity** - These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

**Debt Capacity** - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

**Demographic and Economic Information** - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

**Operating Information** - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

**MISCELLANEOUS STATISTICS**

**September 30, 2014**

<b>Date of Incorporation:</b>	February 2, 1901	<b>City of Fort Pierce Population:</b>	
<b>Adoption of City Charter:</b>	1957	1940	8,040
<b>Form of Govt:</b>	Commission/City Manager	1950	13,502
<b>Fiscal Year:</b>	October 1, 2013 through September 30, 2014	1960	25,113
<b>Area:</b>	as of 9/30/2014 34.375 square miles	1970	29,721
		1980	33,802
		1990	36,830
		2000	38,401
<b>Number of Employees:</b>	614	2010	41,590
City	343		
Utilities Authority	271		
<b>Police Protection:</b>		<b>Recreation:</b>	
Number of Stations	3	Acres of Public Parks	294.3
Number of Arresting Personnel	118	Baseball Practice Fields	23
		Basketball Courts	11
<b>Fire Protection:</b>		Boat Ramps	10
(County wide)		Football Fields	1
Number of Stations	17	Playgrounds	12
Number of Firemen & Officers	370	Miles of Public Beach	2.3
		Municipal Pools	2
<b>Infrastructure:</b>		Racquetball/Handball Courts	2
Cemeteries (not City owned)	5	Shuffleboard Courts	1
City Bridges	8	Tennis Courts	18
City Buildings	23	<b>Utilities Customers:</b>	
Flashing Caution Lights	30	Electric	27,630
Street Lights	5,313	Water	19,250
Traffic & Caution Lights	177	Wastewater	14,640
Miles of:		Natural Gas	4,180
Streets	178.70	<b>County Schools Enrollment:</b>	
•Paved	171.84	ESE (all grades)	5,292
•Unpaved	6.86	Elementary	19,085
Canals	10.09	Middle	9,608
Curbs and Gutters	121.42	High School	12,258
Seawalls	1.13	Total Enrollment	40,951
Sidewalks	79.72	<b>Solid Waste Customers:</b>	
Storm Sewers	88.13	Commercial	1,685
<b>Building Permits New Construction:</b>	31	Residential	11,611
Construction Valuation	\$ 16,317,422	Public	30

Sources: City of Fort Pierce financial records, St. Lucie County Fire District records, Ft. Pierce Utilities Authority, St. Lucie County School records and Bureau of Business and Economic Research.

**City of Fort Pierce, Florida**  
**Net Position by Component**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Governmental activities</b>				
Invested in capital assets, net of related debt	\$ 34,114,524	\$ 32,136,904	\$ 30,700,782	\$ 31,066,247
Restricted	7,644,201	3,612,651	4,469,991	7,448,269
Unrestricted	9,166,286	12,820,034	14,694,145	13,854,615
<b>Total governmental activities net Position</b>	<b>\$ 50,925,011</b>	<b>\$ 48,569,589</b>	<b>\$ 49,864,918</b>	<b>\$ 52,369,131</b>
<b>Business type activities</b>				
Invested in capital assets, net of related debt	\$ 66,234,195	\$ 65,104,588	\$ 53,122,423	\$ 44,669,243
Restricted	-	-	-	-
Unrestricted	13,349,535	12,551,494	13,672,962	13,960,371
<b>Total business-type activities net Position</b>	<b>\$ 79,583,730</b>	<b>\$ 77,656,082</b>	<b>\$ 66,795,385</b>	<b>\$ 58,629,614</b>
<b>Primary Government</b>				
Invested in capital assets, net of related debt	\$ 100,348,719	\$ 97,241,492	\$ 83,823,205	\$ 75,735,490
Restricted	7,644,201	3,612,651	4,469,991	7,448,269
Unrestricted	22,515,821	25,371,528	28,367,107	27,814,986
<b>Total primary government net Position</b>	<b>\$ 130,508,741</b>	<b>\$ 126,225,671</b>	<b>\$ 116,660,303</b>	<b>\$ 110,998,745</b>

Source: Statement of Net Position

<b>Fiscal Year</b>					
<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
\$ 28,668,343	\$ 36,179,711	\$ 39,596,736	\$ 34,683,122	\$ 34,940,179	\$ 23,716,538
7,448,269	6,262,950	8,583,007	8,630,792	5,979,367	14,793,226
18,329,988	13,913,684	9,190,260	8,813,572	8,284,023	9,249,853
<b>\$ 54,446,600</b>	<b>\$ 56,356,345</b>	<b>\$ 57,370,003</b>	<b>\$ 52,127,486</b>	<b>\$ 49,203,569</b>	<b>\$ 47,759,617</b>
\$ 45,408,923	\$ 40,490,367	\$ 28,158,381	\$ 29,329,512	\$ 24,776,985	\$ 6,806,387
-	-	-	-	-	-
10,201,851	12,419,077	18,071,190	10,548,133	11,662,622	9,901,064
<b>\$ 55,610,774</b>	<b>\$ 52,909,444</b>	<b>\$ 46,229,571</b>	<b>\$ 39,877,645</b>	<b>\$ 36,439,607</b>	<b>\$ 16,707,451</b>
\$ 77,472,266	\$ 76,670,078	\$ 67,755,117	\$ 64,012,634	\$ 59,717,164	\$ 30,522,925
7,448,269	6,262,950	8,583,007	8,630,792	5,979,367	14,793,226
25,868,516	26,332,761	27,261,450	19,361,705	19,946,645	19,150,917
<b>\$ 110,789,051</b>	<b>\$ 109,265,789</b>	<b>\$ 103,599,574</b>	<b>\$ 92,005,131</b>	<b>\$ 85,643,176</b>	<b>\$ 64,467,068</b>

**City of Fort Pierce, Florida**  
**Changes in Net Position**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2014	2013	2012	2011
<b>Expenses</b>				
Government activities:				
General government	\$ 9,098,006	\$ 9,073,474	\$ 9,368,691	\$ 9,578,646
Public Safety	14,753,228	14,305,679	13,758,635	13,353,710
Transportation	6,071,542	6,263,011	6,277,776	6,347,717
Economic Environment	1,110,448	1,774,472	3,361,379	2,040,019
Culture and recreation	2,522,271	2,231,912	2,268,586	2,321,424
Interest of long-term debt	3,754,510	3,727,940	3,821,411	3,841,700
Total government activities expenses	<u>\$ 37,310,005</u>	<u>\$ 37,376,488</u>	<u>\$ 38,856,478</u>	<u>\$ 37,483,216</u>
Business-type activities				
Solid Waste	\$ 5,264,288	\$ 4,974,739	\$ 5,440,958	\$ 5,486,548
Marina	2,610,077	2,605,281	2,155,455	2,353,376
Storm Water	6,130,795	3,368,903	3,241,933	3,182,318
Golf Course	1,587,070	1,658,894	1,610,301	1,600,742
Sunrise Theater	4,080,883	4,223,143	4,173,135	3,816,102
Building Fund	1,014,511	1,004,080	951,656	997,636
Total business-type activities	<u>\$ 20,687,624</u>	<u>\$ 17,835,040</u>	<u>\$ 17,573,438</u>	<u>\$ 17,436,722</u>
Total primary government expenses	<u>\$ 57,997,629</u>	<u>\$ 55,211,528</u>	<u>\$ 56,429,916</u>	<u>\$ 54,919,938</u>
<b>Program Revenues</b>				
Governmental activities:				
Charges for services:				
General government	\$ 489,335	\$ 1,578,442	\$ 451,139	\$ 695,767
Public Safety	391,592	434,898	335,806	338,144
Transportation	87,391	28,068	18,850	102,831
Economic Environment	3,904,780	4,876,129	5,021,998	5,565,047
Culture and recreation	200,402	126,687	133,913	132,696
Operating grants and contributions	4,169,400	1,013,850	2,968,721	1,977,408
Capital grants and contributions	3,599,755	1,635,302	1,311,204	659,333
Total governmental activities program revenues	<u>\$ 12,842,655</u>	<u>\$ 9,693,376</u>	<u>\$ 10,241,631</u>	<u>\$ 9,471,226</u>
Business-type activities				
Charges for services:				
Solid Waste	\$ 6,264,167	\$ 6,348,420	\$ 6,139,701	\$ 6,078,244
Marina	1,737,088	1,800,958	1,920,455	1,626,788
Storm Water	2,707,758	2,598,840	2,679,764	2,720,486
Golf Course	1,417,093	1,418,505	1,439,569	1,350,526
Sunrise Theater	2,959,181	2,887,153	3,066,474	2,625,109
Building Fund	1,276,557	1,053,183	845,845	976,606
Operating grants and contributions	-	-	-	-
Capital grants and contributions	7,142,646	13,354,340	10,145,196	4,046,662
Total business-type activities	<u>\$ 23,504,490</u>	<u>\$ 29,461,399</u>	<u>\$ 26,237,004</u>	<u>\$ 19,424,421</u>
Total primary government revenues	<u>\$ 36,347,145</u>	<u>\$ 39,154,775</u>	<u>\$ 36,478,635</u>	<u>\$ 28,895,647</u>
<b>Net (Expense) Revenue</b>				
Governmental activities	\$ (24,467,350)	\$ (27,683,112)	\$ (28,614,847)	\$ (28,011,990)
Business-type activities	2,816,866	11,626,359	8,663,566	1,987,699
Total primary government net expenses	<u>\$ (21,650,484)</u>	<u>\$ (16,056,753)</u>	<u>\$ (19,951,281)</u>	<u>\$ (26,024,291)</u>

Fiscal Year						
2010	2009	2008	2007	2006	2005	
\$ 11,039,863	\$ 12,967,795	\$ 15,157,106	\$ 13,450,017	\$ 13,100,535	\$ 14,741,595	
14,614,487	16,893,985	16,773,117	16,485,679	16,650,512	13,407,321	
7,375,759	6,647,625	7,003,523	7,024,296	6,590,194	6,261,610	
6,075,167	7,863,601	7,758,223	9,475,767	8,894,855	2,994,655	
2,548,710	2,642,486	2,825,114	2,610,912	3,467,988	5,392,943	
3,680,658	4,001,465	3,537,105	2,856,782	1,596,722	1,202,837	
<u>\$ 45,334,644</u>	<u>\$ 51,016,957</u>	<u>\$ 53,054,188</u>	<u>\$ 51,903,453</u>	<u>\$ 50,300,806</u>	<u>\$ 44,000,961</u>	
\$ 5,245,043	\$ 4,747,297	\$ 5,168,303	\$ 5,074,554	\$ 5,237,869	\$ 4,976,786	
2,300,594	2,233,160	2,459,231	2,554,290	2,441,381	1,944,677	
2,648,312	2,578,157	2,499,171	2,475,360	1,861,218	1,376,538	
1,908,161	1,933,926	1,813,631	1,777,562	1,622,928	1,067,884	
3,845,893	4,017,465	3,821,918	3,781,301	563,450	-	
915,411	-	-	-	-	-	
<u>\$ 16,863,414</u>	<u>\$ 15,510,005</u>	<u>\$ 15,762,254</u>	<u>\$ 15,663,067</u>	<u>\$ 11,726,846</u>	<u>\$ 9,365,885</u>	
<u>\$ 62,198,058</u>	<u>\$ 66,526,962</u>	<u>\$ 68,816,442</u>	<u>\$ 67,566,520</u>	<u>\$ 62,027,652</u>	<u>\$ 53,366,846</u>	
\$ 1,320,108	\$ 2,396,587	\$ 3,551,313	\$ 4,249,283	\$ 8,084,053	\$ 5,415,316	
480,040	1,120,931	1,724,209	2,253,572	3,164,892	3,638,404	
124,853	121,646	259,442	501,618	756,794	222,452	
9,151,126	293,568	507,295	349,130	-	-	
721,037	10,167	78,877	110,719	179,282	225,188	
3,228,715	12,358,009	13,141,206	15,710,657	10,569,716	5,533,452	
510,645	2,966,734	2,086,094	100,000	539,500	68,222	
<u>\$ 15,536,524</u>	<u>\$ 19,267,642</u>	<u>\$ 21,348,436</u>	<u>\$ 23,274,979</u>	<u>\$ 23,294,237</u>	<u>\$ 15,103,034</u>	
\$ 6,177,815	\$ 6,079,811	\$ 6,185,722	\$ 6,235,950	\$ 5,359,719	\$ 5,084,531	
1,531,036	1,551,310	1,630,162	1,623,322	1,501,071	1,066,132	
2,608,393	2,599,139	2,498,258	2,471,274	2,314,063	1,238,885	
1,373,150	1,471,253	1,659,221	1,641,172	1,556,868	402,752	
2,156,753	2,211,941	2,254,689	1,554,963	83,489	-	
1,044,916	-	-	-	-	-	
4,727,554	3,825,307	2,544,073	1,459,848	2,521,350	2,893,976	
-	4,208,215	5,164,319	1,524,028	16,423,052	-	
<u>\$ 19,619,617</u>	<u>\$ 21,946,976</u>	<u>\$ 21,936,444</u>	<u>\$ 16,510,557</u>	<u>\$ 29,759,612</u>	<u>\$ 10,686,276</u>	
<u>\$ 35,156,141</u>	<u>\$ 41,214,618</u>	<u>\$ 43,284,880</u>	<u>\$ 39,785,536</u>	<u>\$ 53,053,849</u>	<u>\$ 25,789,310</u>	
\$ (29,798,120)	\$ (31,749,315)	\$ (31,705,752)	\$ (27,006,569)	\$ (28,897,927)	\$ (28,897,927)	
2,756,203	6,436,971	6,174,190	18,032,766	1,320,391	1,320,391	
<u>\$ (27,041,917)</u>	<u>\$ (25,312,344)</u>	<u>\$ (25,531,562)</u>	<u>\$ (8,973,803)</u>	<u>\$ (27,577,536)</u>	<u>\$ (27,577,536)</u>	

**General Revenues and Other Changes in Net Position**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
Governmental Activities:				
Taxes				
Ad valorem tax	\$ 11,958,161	\$ 10,082,823	\$ 10,009,972	\$ 11,144,640
General Sales and use tax	2,084,479	2,183,003	2,268,673	2,326,799
Utility service and franchise	4,213,534	4,456,865	4,708,357	4,656,869
State Revenue Sharing	1,211,575	1,166,983	1,153,572	1,149,797
Additional one-cent sales tax	1,495,885	1,378,666	1,330,114	1,387,116
Unrestricted grants and contributions	248,113	249,148	241,799	241,312
Component unit transfer	5,605,157	5,365,879	4,767,268	4,925,280
Investment earnings	193,528	243,884	191,827	194,349
Miscellaneous	91,884	346,124	196,028	202,640
Special Item-Sale of Land			-	-
Transfers	815,331	914,408	1,243,024	(294,281)
Total government activities	<u>\$ 27,917,647</u>	<u>\$ 26,387,783</u>	<u>\$ 26,110,634</u>	<u>\$ 25,934,521</u>
Business-type activities				
Investment earnings	\$ 44,148	\$ 64,567	\$ 79,883	\$ 87,750
Insurance proceeds-unrestricted				-
Miscellaneous		84,179	665,346	654,803
Transfers	(815,331)	(914,408)	(1,243,024)	294,281
Total business-type activities	<u>\$ (771,183)</u>	<u>\$ (765,662)</u>	<u>\$ (497,795)</u>	<u>\$ 1,036,834</u>
Total primary government	<u>\$ 27,146,464</u>	<u>\$ 25,622,121</u>	<u>\$ 25,612,839</u>	<u>\$ 26,971,355</u>
<b>Change in Net Position</b>				
Governmental Activities	\$ 3,450,297	\$ (1,295,329)	\$ (2,504,213)	\$ (2,077,469)
Business-type activities	2,045,683	10,860,697	8,165,771	3,024,533
Total primary government	<u>\$ 5,495,980</u>	<u>\$ 9,565,368</u>	<u>\$ 5,661,558</u>	<u>\$ 947,064</u>

Source: Statement of Activities

							Fiscal Year						
		2010		2009		2008		2007		2006		2005	
\$	11,867,277	\$	14,476,029	\$	15,983,798	\$	15,708,542	\$	12,155,111	\$	11,592,435		
	2,334,521		2,523,926		2,408,440		2,586,791		2,809,910		2,755,281		
	4,771,753		4,886,723		4,729,859		4,361,022		4,553,618		4,699,273		
	1,146,272		1,148,859		1,167,446		1,371,713		1,463,753		1,428,351		
	1,333,339		1,353,418		1,550,221		1,715,029		2,039,174		2,060,923		
	262,634		276,943		345,472		345,742		-		4,585,395		
	4,853,329		5,045,811		4,951,964		4,208,790		4,651,977		-		
	249,136		273,147		1,202,125		1,949,595		115,455		469,309		
	286,804		237,912		521,986		300,424		961,523		194,716		
	-		-		3,207,299		-		-		-		
	783,310		512,889		879,659		(995,257)		(300,000)		(1,682,512)		
\$	27,888,375	\$	30,735,657	\$	36,948,269	\$	31,552,391	\$	28,450,521	\$	26,103,171		
\$	122,060	\$	142,244	\$	620,760	\$	1,141,317	\$	759,369	\$	135,227		
	-		-		-		-		236,345		5,996,876		
	606,377		613,547		436,635		453,974		403,676		455,669		
	(783,310)		(512,889)		(879,659)		995,257		300,000		1,682,512		
\$	(54,873)	\$	242,902	\$	177,736	\$	2,590,548	\$	1,699,390	\$	8,270,284		
\$	27,833,502	\$	30,978,559	\$	37,126,005	\$	34,142,939	\$	30,149,911	\$	34,373,455		
\$	(1,909,745)	\$	(1,013,658)	\$	5,242,517	\$	2,923,917	\$	1,443,952	\$	(2,794,756)		
	2,701,330		6,679,873		6,351,926		20,623,314		3,019,781		9,590,675		
\$	791,585	\$	5,666,215	\$	11,594,443	\$	23,547,231	\$	4,463,733	\$	6,795,919		

**City of Fort Pierce, Florida**  
**Fund Balances, Government Funds**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>*2011</b>
General Fund				
Nonspendable	\$ 295,821	\$ 78,134	\$ 260,206	\$ 415,980
Restricted				-
Committed	308,889	1,219,933	1,219,933	894,680
Assigned	3,426,707	3,232,604	3,232,604	3,222,160
Unassigned	265,816	(286,355)	95,628	565,717
Unreserved		-	-	-
Total General Fund	<u>\$ 4,297,233</u>	<u>\$ 4,244,316</u>	<u>\$ 4,808,371</u>	<u>\$ 5,098,537</u>
All Other Government Funds				
Special Revenue:				
Restricted	\$ 2,470,570	\$ 1,184,459	\$ 1,434,093	\$ 1,867,420
Nonspendable	18,429	1,084	16,437	16,591
Assigned	184,984	190,062	190,062	190,062
Committed	-	946,613	544,490	567,140
Debt Service:				
Restricted	3,722,924	991,103	1,561,513	2,168,777
Capital projects:				
Restricted	3,921,213	2,621,548	2,908,478	3,077,881
Total all other governmental funds	<u>\$ 10,318,120</u>	<u>\$ 5,934,869</u>	<u>\$ 6,655,073</u>	<u>\$ 7,887,871</u>
Total governmental and general funds	<u>\$ 14,615,353</u>	<u>\$ 10,179,185</u>	<u>\$ 11,463,444</u>	<u>\$ 12,986,408</u>

\* Implementation of GASB 54 in 2011

Source: Balance Sheet Governmental Funds

<b>Fiscal Year</b>					
<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
\$	-	\$	-	\$	-
	-		-		-
	-	3,000,000		-	-
	-		-		-
4,149,368	4,525,073	4,868,200	4,837,799	3,399,430	7,528,148
\$ 4,149,368	\$ 4,525,073	\$ 7,868,200	\$ 4,837,799	\$ 3,399,430	\$ 7,528,148
\$ 2,196,502	\$ 662,216	\$ 3,495,240	\$ 3,528,819	\$ 5,201,199	\$ 939,482
3,416,600	2,492,069	6,044,864	6,928,848	2,451,080	2,124,375
4,031,669	8,225,425	7,273,739	13,868,386	23,528,287	12,903,101
\$ 9,644,771	\$ 11,379,710	\$ 16,813,843	\$ 24,326,053	\$ 31,180,566	\$ 15,966,958
\$ 13,794,139	\$ 15,904,783	\$ 24,682,043	\$ 29,163,852	\$ 34,579,996	\$ 23,495,106

**City of Fort Pierce, Florida**  
**Changes in Fund Balances, Governmental Funds**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Revenues</b>				
Taxes	\$ 18,256,174	\$ 16,722,691	\$ 16,987,002	\$ 18,128,308
Licenses, fees and permits	333,806	327,558	353,390	465,984
Intergovernmental	15,104,540	11,384,520	11,338,211	9,157,273
Charges for services	226,708	215,829	195,748	180,180
Fines and penalties	202,277	222,445	193,114	207,067
Contributions from component units	5,605,157	5,365,879	4,767,268	4,925,280
Investment earnings	193,528	243,884	196,028	202,640
Other revenues	4,734,719	2,977,234	2,799,953	3,490,107
Total revenues	<u>\$ 44,656,909</u>	<u>\$ 37,460,040</u>	<u>\$ 36,830,714</u>	<u>\$ 36,756,839</u>
<b>Expenditures</b>				
General government	\$ 10,151,988	\$ 9,764,941	\$ 10,351,426	\$ 10,158,774
Public safety	14,032,891	13,453,506	12,972,368	12,555,394
Transportation	3,122,509	3,089,871	3,058,459	2,981,763
Economic environment	1,033,042	1,735,007	3,277,492	1,944,850
Culture and recreation	2,150,857	1,968,202	1,943,145	1,988,264
Capital outlay	10,185,718	3,765,513	2,383,608	2,118,083
Debt service:				
Principal	2,718,000	2,168,000	1,820,000	1,695,000
Interest	3,647,762	3,709,460	3,761,440	3,813,474
Other	72,534	4,207	28,763	14,687
Total expenditures	<u>\$ 47,115,301</u>	<u>\$ 39,658,707</u>	<u>\$ 39,596,701</u>	<u>\$ 37,270,289</u>
<b>Excess of Revenues over and (under) expenditures</b>	<u>\$ (2,458,392)</u>	<u>\$ (2,198,667)</u>	<u>\$ (2,765,987)</u>	<u>\$ (513,450)</u>
<b>Other Financing sources (Uses)</b>				
Transfers in	\$ 14,954,554	\$ 11,239,805	\$ 10,639,613	\$ 6,319,305
Transfers out	(14,139,223)	(10,325,397)	(9,396,589)	(6,613,586)
Issuance of debt	6,079,229	-	-	-
Discount on issuance of debt	-	-	-	-
Proceeds from refunding	-	-	-	-
Total other financing	-	-	-	-
Payment on Current Refunding	-	-	-	-
Total sources (uses)	<u>\$ 6,894,560</u>	<u>\$ 914,408</u>	<u>\$ 1,243,024</u>	<u>\$ (294,281)</u>
Net change in fund balances	<u>\$ 4,436,168</u>	<u>\$ (1,284,259)</u>	<u>\$ (1,522,963)</u>	<u>\$ (807,731)</u>
Debt service as a percentage of non capital expenditures	17.2%	16.4%	15.0%	15.7%

SOURCE: Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year						
2010	2009	2008	2007	2006	2005	
\$ 18,973,552	\$ 21,886,678	\$ 23,122,097	\$ 22,656,355	\$ 19,518,639	\$ 19,046,989	
393,408	946,089	1,629,310	1,997,284	2,820,335	3,417,698	
12,180,543	16,068,886	18,493,398	19,422,168	19,535,244	12,404,309	
74,964	93,280	85,260	94,256	101,933	110,669	
350,920	521,193	475,811	536,872	642,792	528,894	
4,853,329	5,045,811	4,951,964	4,208,790	4,651,977	4,585,395	
286,804	237,912	1,202,125	1,949,595	961,523	469,309	
2,970,580	3,844,946	5,272,877	6,168,564	5,085,586	3,547,218	
<u>\$ 40,084,100</u>	<u>\$ 48,644,795</u>	<u>\$ 55,232,842</u>	<u>\$ 57,033,884</u>	<u>\$ 53,318,029</u>	<u>\$ 44,110,481</u>	
\$ 12,178,323	\$ 14,914,645	\$ 16,553,623	\$ 15,393,131	\$ 13,627,277	\$ 15,193,614	
13,918,785	16,191,118	15,842,453	15,659,093	15,593,122	12,667,329	
3,130,854	3,783,786	3,794,313	3,960,131	3,735,841	3,512,083	
6,042,952	7,759,398	7,439,327	9,356,712	8,809,116	2,910,853	
2,144,593	2,389,376	2,729,348	2,317,515	3,184,392	5,121,215	
3,642,606	6,236,137	12,115,028	38,092,574	13,944,562	5,458,921	
1,645,484	1,887,041	1,777,174	4,024,196	1,605,506	1,986,452	
3,644,993	3,821,412	3,501,542	2,522,186	1,404,507	1,241,669	
419,481	912,131	48,800	279,233	238,816	550,139	
<u>\$ 46,768,071</u>	<u>\$ 57,895,044</u>	<u>\$ 63,801,608</u>	<u>\$ 91,604,771</u>	<u>\$ 62,143,139</u>	<u>\$ 48,642,275</u>	
<u>\$ (6,683,971)</u>	<u>\$ (9,250,249)</u>	<u>\$ (8,568,766)</u>	<u>\$ (34,570,887)</u>	<u>\$ (8,825,110)</u>	<u>\$ (4,531,794)</u>	
\$ 13,083,132	\$ 18,338,952	\$ 11,573,501	\$ 11,088,614	\$ 3,164,320	\$ 3,554,512	
(12,313,489)	(17,105,170)	(10,693,843)	(12,083,871)	(3,464,320)	(5,237,024)	
459,099	-	-	30,150,000	20,210,000	20,200,000	
-	(450,795)	-	-	-	(66,164)	
11,308,143	29,840,000	-	-	-	(9,628,821)	
-	-	-	-	-	-	
(7,963,557)	(30,150,000)	-	-	-	-	
<u>\$ 4,573,328</u>	<u>\$ 472,987</u>	<u>\$ 879,658</u>	<u>\$ 29,154,743</u>	<u>\$ 19,910,000</u>	<u>\$ 8,822,503</u>	
		3,207,299				
<u>\$ (2,110,643)</u>	<u>\$ (8,777,262)</u>	<u>\$ (4,481,809)</u>	<u>\$ (5,416,144)</u>	<u>\$ 11,084,890</u>	<u>\$ 4,290,709</u>	
12.3%	11.1%	10.2%	12.2%	6.2%	7.5%	

**City of Ft. Pierce, Florida**  
**Changes In Net Position**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b>Additions</b>				
Employer	\$ 4,356,127	\$ 4,266,803	\$ 3,566,751	\$ 3,181,446
Employees	1,943,411	1,920,330	1,874,591	1,738,084
State	248,113	249,148	241,799	241,312
Other	-	-	-	-
Investment income (net of expenses)	17,721,192	21,583,070	26,881,779	1,482,590
<b>Total additions to plan net position</b>	<b>\$ 24,268,843</b>	<b>\$ 28,019,351</b>	<b>\$ 32,564,920</b>	<b>\$ 6,643,432</b>
<b>Deductions</b>				
Benefit payments	\$ 12,606,823	\$ 11,993,098	\$ 10,874,268	\$ 10,413,658
Refunds	440,758	585,930	346,839	274,419
Administrative expenses	176,528	134,550	129,911	141,620
Fire District Asset Withdrawal	-	-	-	-
Other expenses	20,829	19,416	18,992	19,122
<b>Total deductions from plan net position</b>	<b>\$ 13,244,938</b>	<b>\$ 12,732,994</b>	<b>\$ 11,370,010</b>	<b>\$ 10,848,819</b>
<b>Change in net position</b>	<b>\$ 11,023,905</b>	<b>\$ 15,286,357</b>	<b>\$ 21,194,910</b>	<b>\$ (4,205,387)</b>

Source: Combining Statement of Changes in Fiduciary Funds Net Position

Fiscal Year							
2010	2009	2008	2007	2006	2005	2004	
\$ 3,377,350	\$ 3,580,089	\$ 4,053,604	\$ 6,475,387	\$ 8,975,380	\$ 5,634,357	\$ 841,375	
1,929,755	2,168,561	2,122,748	2,045,601	1,973,325	1,791,010	1,717,985	
262,634	276,943	345,472	345,472	369,999	345,472	327,497	
-	-	-	699	291	3,395,780	2,769,870	
14,806,065	4,352,746	(23,183,079)	30,501,473	19,294,520	20,405,068	18,592,851	
\$ 20,375,804	\$ 10,378,339	\$ (16,661,255)	\$ 39,368,632	\$ 30,613,515	\$ 31,571,687	\$ 24,249,578	
\$ 9,727,760	\$ 7,160,364	\$ 6,833,788	\$ 8,751,479	\$ 8,975,796	\$ 7,380,700	\$ 6,869,866	
496,099	443,021	306,553	312,244	208,479	247,846	515,726	
198,932	186,494	126,355	127,238	115,064	159,127	161,006	
-	-	-	98,084,291	-	-	-	
18,218	18,479	19,984	23,403	23,985	22,791	24,886	
\$ 10,441,009	\$ 7,808,358	\$ 7,286,680	\$ 107,298,655	\$ 9,323,324	\$ 7,810,464	\$ 7,571,484	
\$ 9,934,795	\$ 2,569,981	\$ (23,947,935)	\$ (67,930,023)	\$ 21,290,191	\$ 23,761,223	\$ 16,678,094	

**City of Fort Pierce, Florida  
Assessed Value and Actual Value of Taxable Property  
Last Ten Years**

<b>Fiscal Year Ended September 30,</b>	<b>Real Property</b>	<b>Personal Property</b>	<b>Centrally Assessed Property</b>
2014	\$ 2,369,027,251	\$ 196,294,919	\$ 7,180,208
2013	2,375,689,997	192,499,439	7,381,630
2012	2,463,908,875	209,865,288	7,135,634
2011	2,582,341,713	241,596,029	6,734,681
2010	2,539,072,299	183,522,400	11,900,267
2009	2,873,362,731	205,905,211	18,164,297
2008	3,002,624,903	214,832,817	14,072,164
2007	2,702,985,715	181,290,747	11,355,976
2006	1,646,709,160	170,369,946	9,995,714
2005	1,352,991,854	138,788,961	8,997,426

**Note:** Property in the City of Fort Pierce is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal to actual value. Tax rates are per \$1000 of assessed value.

<b>Less: Exemption</b>	<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>
\$ 707,506,816	\$ 1,864,995,562	6.6050
707,571,187	1,867,999,879	5.7131
707,684,181	1,973,225,616	5.4674
696,878,963	2,133,793,460	5.4674
441,744,364	2,292,750,602	5.4674
286,847,886	2,810,584,353	5.4674
169,294,535	3,062,235,349	5.4674
161,885,441	2,733,746,997	5.9823
157,605,955	1,669,468,865	6.9823
163,126,268	1,337,651,973	7.8305

**City of Fort Pierce, Florida  
Direct and Overlapping Property Tax Rates  
Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>City of Fort Pierce</b>	<b>County Parks MSTU</b>	<b>Co Public Transit MSTU</b>	<b>Erosion District E</b>	<b>Law Enf. Jail, Judicial Sys</b>	<b>Co General Revenue Fund</b>	<b>St. Lucie County Port Bond</b>	<b>Childrens Services Council</b>
2014	6.6050	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872
2013	5.7131	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872
2012	5.4674	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872
2011	5.4674	0.2313	0.1269	0.0925	3.9699	2.8707	0.0154	0.4872
2010	5.4674	0.2313	0.0833	0.0925	3.3957	2.7694	0.0154	0.4872
2009	5.4674	0.2313	0.0833	0.0925	2.5478	3.6173	0.0154	0.3858
2008	5.4674	0.2313	0.0833	0.0925	1.9352	4.2299	0.0144	0.3858
2007	5.9823	0.2500	0.0900	0.1000	2.3778	4.2734	0.0154	0.3915
2006	6.9823	0.2500	0.0900	0.1000	2.9807	4.2619	0.0216	0.3915
2005	7.8305	0.2500	-	0.1000	3.3178	4.1248	-	0.3915

**Source:** St. Lucie County Property Appraisers Office

<b>St Lucie Co Fire District</b>	<b>FL Inland Navigation Dist</b>	<b>County School District</b>	<b>Mosquito Control</b>	<b>S FL Water Mgmt District</b>	<b>Beach Bond</b>	<b>Environ Signif Land Bond</b>	<b>Everglades Constructio n Project</b>	<b>Total</b>
3.0000	0.0345	7.2570	0.4065	0.4110	-	-	-	25.5593
2.6500	0.0345	7.7710	0.2036	0.4289	-	-	-	
2.6500	0.0345	7.8780	0.2036	0.4363	-	-	-	24.5151
2.4839	0.0345	8.1770	0.2036	0.5346	-	0.0459	0.0894	24.8302
2.2000	0.0345	7.6760	0.2036	0.5346	-	0.0459	0.0894	23.3262
2.2000	0.0345	7.6850	0.2036	0.5346	-	0.0459	0.0894	23.2338
2.2000	0.0345	7.4900	0.2036	0.5340	-	0.0776	0.0894	23.0689
2.4562	0.0385	7.7370	0.2200	0.5970	-	0.0823	0.1000	24.7114
2.7562	0.0385	7.9220	0.2757	0.5970	-	0.1154	0.1000	26.8828
2.7806	0.0385	8.3130	0.1950	0.5970	-	-	0.1000	28.0387

**City of Fort Pierce, Florida  
Property Tax Levies and Collections  
Last Ten Fiscal Years**

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy	
		Amount	Percentage of Levy
2014	\$ 12,386,111	\$ 11,676,648	94.27%
2013	10,736,076	10,021,382	93.34%
2012	10,846,887	10,009,972	92.28%
2011	11,436,942	10,792,465	94.36%
2010	12,535,385	11,702,832	93.36%
2009	15,366,589	14,264,294	92.83%
2008	16,742,466	15,932,420	95.16%
2007	16,354,095	15,588,897	95.32%
2006	12,757,185	12,095,729	94.82%
2005	11,924,674	11,488,629	96.34%

**Sources:** City of Fort Pierce Finance Records,  
St. Lucie County Tax records DR420

**Total Collections to Date**

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<b>Collections in Subsequent Years</b>	<b>Amount</b>	<b>Percentage of Levy</b>
\$ 279,204	\$ 11,955,852	96.53%
61,442	10,082,823	93.92%
46,554	10,056,526	92.71%
165,634	10,958,099	95.81%
164,012	11,866,843	94.67%
211,647	14,475,940	94.20%
51,378	15,983,798	95.47%
119,645	15,708,542	96.05%
59,382	12,155,111	95.28%
103,806	11,592,435	97.21%

**City of Fort Pierce, Florida  
Property Tax Levies and Collections  
Current Year and Ten Years Ago**

Taxpayer	2014		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Bellsouth Telecommunications	68,863,365	1	3.69241%
Wal-Mart Stores East Inc	52,625,670	2	2.82176%
HCA	29,041,388	3	1.55718%
Destin Beach Inc	19,608,657	4	1.05141%
Ehden NV	17,007,102	5	0.91191%
Lawnwood Medical Center	16,141,334	6	0.86549%
Landings Fort Pierce LLC	14,677,196	7	0.78698%
Florida East Coast Railroad	9,518,251	8	0.51036%
Morris/Satnick FP Assoc LLC	8,505,523	9	0.45606%
Treasure Cay Properties LLC.	8,079,141	10	0.43320%
Sabel Chase Assoc. Inc			
Grand Savannah Club Ltd.			
P and P Mhe Estates Lp.			
Owen Jr., Jack B.			
Total	<u>\$ 244,067,625</u>		<u>9.39435%</u>

\* Total assessed valuation is \$ 1,864,995,562

<b>2005</b>		
<b>Taxable Assessed Value</b>	<b>Rank</b>	<b>Percentage of Total City Taxable Assessed Value</b>
37,773,093	1	2.5169%
10,785,053	9	0.7186%
29,655,062	2	1.9760%
15,327,401	4	1.0213%
14,410,016	5	0.9602%
13,900,665	6	0.9262%
12,994,837	7	0.8659%
10,947,162	8	0.7294%
9,693,817	10	0.6459%
17,967,999	3	1.1972%
<u>\$ 173,455,105</u>		<u>11.5577%</u>
\$ 1,500,778,241		

**City of Fort Pierce, Florida**  
**State Revenue Sharing Funds**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>State Revenue Sharing</b>	<b>1/2 Cent Sales Tax</b>	<b>Mobile Home License</b>	<b>Beverage License</b>	<b>Fuel Tax Refund</b>	<b>Total Receipts</b>
2014	\$ 1,211,575	\$ 1,495,885	\$ 36,372	\$ 39,118	\$ 54,071	\$ 2,837,020
2013	1,166,983	1,378,666	36,427	50,183	59,449	2,691,708
2012	1,153,572	1,330,114	37,212	32,681	57,159	2,610,738
2011	1,149,797	1,387,116	32,695	30,989	52,131	2,652,727
2010	1,146,272	1,333,339	30,890	32,418	57,563	2,600,482
2009	1,148,859	1,353,418	28,446	34,100	65,126	2,629,949
2008	1,167,446	1,550,221	24,896	32,598	48,950	2,824,110
2007	1,371,713	1,715,029	28,099	30,407	53,167	3,198,414
2006	1,463,753	2,039,174	30,922	29,585	48,170	3,611,604
2005	1,428,351	2,060,923	32,471	40,445	43,296	3,605,485

**Source:** City of Fort Pierce Finance Records

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**City of Fort Pierce, Florida**  
**Fort Pierce Redevelopment Agency**  
**Taxable Value Of Each District**  
**Last Ten Fiscal Years**

AGENCY	Fiscal Year			
	2014	2013	2012	2011
<b>City of Fort Pierce</b>				
CRA 1 (Res 82-25) *	49,234,611	51,157,598	54,952,729	56,168,470
CRA 2 (Res 95-89)	2,591,500	2,477,100	2,590,239	2,820,864
CRA 3 (Res 96-15)	3,173,700	3,467,600	3,832,104	3,822,122
CRA 4 (Res 01-98) *	561,639,632	561,948,017	577,410,385	609,706,475
<b>CFP Total</b>	<b>616,639,443</b>	<b>619,050,315</b>	<b>638,785,457</b>	<b>672,517,931</b>
<b>St. Lucie County</b>				
CRA 1 (Res 82-25) **	49,765,511	52,074,098	55,982,929	57,710,070
CRA 2 (Res 95-89)	2,591,500	2,477,100	2,590,239	2,820,864
CRA 3 (Res 96-15)	3,173,700	3,467,600	3,832,104	3,822,122
CRA 4 (Res 01-98) **	558,849,211	559,212,624	574,247,439	606,278,371
<b>SLC Total</b>	<b>614,379,922</b>	<b>617,231,422</b>	<b>636,652,711</b>	<b>670,631,427</b>
<b>SLC Fire District</b>				
CRA 1 (Res 82-25)	-	-	-	-
CRA 2 (Res 95-89)	-	-	-	-
CRA 3 (Res 96-15)	-	-	-	-
CRA 4 (Res 01-98)	-	-	-	-
<b>SLC Fire Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

\* City with historic but no senior exemption  
\*\* County with senior but no historic exemption  
\*\*\* Last year Fire Department Paid TIF  
\*\*\*\* 2007 First Year Collecting Data

Fiscal Year					
2010	2009	2008	2007	2006	2005
70,131,326	62,234,031	65,332,302	64,773,379	-	-
3,011,140	3,468,650	3,646,427	3,490,495	-	-
3,985,240	4,547,200	3,921,700	3,433,700	-	-
705,029,914	869,644,929	1,020,903,984	945,805,234	-	-
<b>782,157,620</b>	<b>939,894,810</b>	<b>1,093,804,413</b>	<b>1,017,502,808</b>	****	****
71,885,126	64,496,546	66,948,502	66,414,579	-	-
3,011,140	3,468,650	3,646,427	3,490,495	-	-
3,985,240	4,547,200	3,921,700	3,433,700	-	-
701,361,001	866,035,908	1,017,625,788	943,199,980	-	-
<b>780,242,507</b>	<b>938,548,304</b>	<b>1,092,142,417</b>	<b>1,016,538,754</b>	****	****
-	-	-	66,414,579	-	-
-	-	-	3,490,495	-	-
-	-	-	3433700	-	-
-	-	-	945,858,934	-	-
-	-	-	<b>1,019,197,708</b>	****	****

**City of Fort Pierce, Florida**  
**Legal Debt Margin Information**  
**September 30, 2013**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
Debit Limit	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
Total Net Debt Applicable to Limit *	61,940,246	53,835,180	59,250,000	60,480,000
Debit Margin	\$ 5,059,754	\$ 13,164,820	\$ 7,750,000	\$ 6,520,000
Total net debt applicable to the limit as a percentage of debt limit	92.448%	80.351%	88.433%	90.269%

\* Includes all debt except for debt issued by the Community Redevelopment Agency.

NOTE: The City Charter does not set a limit of bond indebtedness as a percentage of assessed valuation. The Charter does allow the City to borrow an aggregate of \$67,000,000.

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**City of Fort Pierce**  
**Direct and Overlapping Governmental Activities Debt**  
**As Of September 30, 2013**

<b>Governmental Unit</b>	<b>Debt Outstanding</b>	<b>Estimated Percentage Applicable</b>	<b>Estimated Share of Overlapping Debt</b>
<b>Debt repaid with property taxes</b>			
St. Lucie County	\$ 545,000	7.2460%	\$ 39,491
<b>Other Debt</b>			
St. Lucie County	2,705,000	0.00%	-
Subtotal, overlapping debt			\$ 39,491
<b>City direct debt</b>			<u>89,617,000</u>
<b>Total direct and overlapping debt</b>			<u><u>\$ 89,656,491</u></u>

<b>Fiscal Year</b>					
<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
61,655,000	59,002,378	61,054,320	62,741,731	36,894,613	24,978,872
<u>\$ 5,345,000</u>	<u>\$ 7,997,622</u>	<u>\$ 5,945,680</u>	<u>\$ 4,258,269</u>	<u>\$ 30,105,387</u>	<u>\$ 42,021,128</u>
92.022%	88.063%	91.126%	93.644%	55.067%	37.282%

**City of Fort Pierce, Florida**  
**Ratio of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

**Governmental Activities**

<b>Fiscal Year</b>	<b>Redevelopment Bonds</b>	<b>Sales Tax Increment Bonds</b>	<b>Non-ad Valorum</b>	<b>Revenue Sharing</b>
2014	\$ 31,670,000	\$ -	\$ 40,192,143	\$ -
2013	32,875,000	-	40,665,143	-
2012	34,080,000	490,000	41,138,143	-
2011	35,240,000	965,000	41,323,143	-
2010	36,305,000	1,420,000	41,498,143	-
2009	37,260,000	1,865,000	37,843,627	-
2008	38,120,000	2,295,000	38,750,668	-
2007	38,900,000	2,715,000	39,327,842	-
2006	39,780,000	3,125,000	11,673,600	238,438
2005	20,200,000	3,530,000	12,224,419	468,125

**Source:** City of Fort Pierce Financial Statements

**Business-Type Activities**

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<b>Marina</b>	<b>Storm water</b>	<b>Solid Waste</b>	<b>Total Primary Government</b>	<b>Percentage of Personal Income</b>	<b>Per Capita</b>
\$ 1,846,857	\$ 14,570,000	\$ -	\$ 88,279,000	7.39%	2,049
1,846,857	15,185,000	-	90,572,000	6.72%	2,178
1,846,857	15,775,000	-	93,330,000	7.20%	2,226
1,846,857	16,345,000	-	95,720,000	6.13%	2,270
1,846,857	16,890,000	-	97,960,000	6.25%	2,355
1,846,857	17,420,000	26,894	96,262,377	6.81%	2,188
2,026,292	17,930,000	52,360	99,174,320	6.79%	2,242
2,202,253	18,420,000	76,636	101,641,731	6.54%	2,420
2,677,853	19,080,000	99,722	76,674,613	5.12%	1,917
3,059,472	5,575,000	121,856	45,178,872	3.39%	1,171

Governmental Activities

Non-ad Valorum Bonds

Fiscal Year	Revenue <sup>1</sup>	Less: Operating Expenses <sup>2</sup>	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2014	\$ 30,042,740	\$ 15,262,366	\$ 14,780,374	\$ 1,185,000	\$ 2,105,055	4.49
2013	27,430,244	14,139,760	13,290,484	190,000	2,112,561	5.77
2012	25,997,176	14,636,799	11,360,377	185,000	2,119,967	4.93
2011	28,044,024	15,161,178	12,882,846	175,000	2,140,511	5.56
2010	28,489,194	16,775,024	11,714,170	4,948,143	519,172	2.14
2009	30,514,244	23,275,607	7,238,637	525,566	395,178	7.86
2008	35,447,510	21,659,477	13,788,033	509,038	415,115	14.92
2007	36,149,522	20,611,287	15,538,235	2,495,759	350,247	5.46
2006	32,751,374	25,880,436	6,870,938	550,818	636,829	5.79
2005	35,750,278	22,328,760	13,421,518	968,560	680,809	8.14

Revenue Sharing Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2014	\$ ***	\$ ***	\$ ***	\$ ***	\$ ***	***
2013	***	***	***	***	***	***
2012	***	***	***	***	***	***
2011	***	***	***	***	***	***
2010	***	***	***	***	***	***
2009	***	***	***	***	***	***
2008	***	***	***	***	***	***
2007	1,371,713	-	1,371,713	238,437	4,828	5.64
2006	1,463,753	-	1,463,753	238,437	9,657	5.90
2005	1,428,351	-	1,428,351	229,688	18,779	5.75
2004	1,212,058	-	1,212,058	218,750	27,261	4.93

Redevelopment Bonds <sup>3</sup>

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2014	\$ 8,321,415	\$ 5,173,422	\$ 3,147,993	\$ 1,205,000	\$ 1,479,406	1.17
2013	5,453,289	2,523,697	2,929,592	1,205,000	1,524,331	1.07
2012	5,294,961	2,683,020	2,611,941	1,160,000	1,567,581	0.96
2011	5,771,580	2,501,344	3,270,236	1,065,000	1,610,181	1.22
2010	6,641,872	3,904,610	2,737,262	955,000	1,644,400	1.05
2009	9,653,380	7,081,139	2,572,241	800,000	1,677,713	1.04
2008	9,211,436	5,445,421	3,766,015	780,000	1,704,663	1.52
2007	10,488,287	4,874,975	5,613,312	880,000	1,377,048	2.49
2006	5,181,650	1,310,208	3,871,442	420,000	614,934	3.74
2005	3,114,717	-	3,114,717	375,000	389,362	4.07

Sales Tax Increment Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2014	\$ 1,495,886	\$ -	\$ 1,495,886	\$ -	\$ -	-
2013	1,378,666	-	1,378,666	490,000	9,800	2.76
2012	1,330,144	-	1,330,144	475,000	28,506	2.64
2011	1,387,116	-	1,387,116	455,000	45,375	2.77
2010	1,333,339	-	1,333,339	445,000	60,569	2.64
2009	1,353,418	-	1,353,418	430,000	73,981	2.69
2008	1,550,221	-	1,550,221	420,000	85,412	3.07
2007	1,715,029	-	1,715,029	410,000	94,763	3.40
2006	2,039,174	-	2,039,174	405,000	102,913	4.01
2005	2,060,923	-	2,060,923	395,000	110,913	4.07

Business Activities <sup>4</sup>

## Marina Bonds

Fiscal Year	Revenue		Less: Operating Expenses		Net Available Revenue		Debt Service		Coverage		
							Principal	Interest			
2014	\$	1,749,369	\$	1,666,599	\$	82,770	\$	-	\$	92,343	0.90
2013		1,812,467		1,754,527		57,940		-		92,343	0.63
2012		1,938,537		1,737,132		201,405		-		92,343	2.18
2011		2,038,173		1,751,506		286,667		-		95,421	3.00
2010		1,900,066		1,798,215		101,851		-		42,903	2.37
2009		2,003,613		1,743,047		260,566		189,243		95,082	0.92
2008		2,079,777		1,919,150		160,627		355,396		102,024	0.35
2007		2,345,683		1,935,606		410,077		474,600		106,475	0.71
2006		2,085,081		1,849,926		235,155		392,869		63,373	0.52
2005		1,514,701		1,537,301		(22,600)		379,892		77,469	(0.05)

## Storm Water Bonds

Fiscal Year	Revenue		Less: Operating Expenses		Net Available Revenue		Debt Service		Coverage		
							Principal	Interest			
2014	\$	2,718,550	\$	2,538,854	\$	179,696	\$	635,000	\$	657,605	0.14
2013		2,598,840		1,249,161		1,349,679		615,000		679,336	1.04
2012		2,736,435		1,153,251		1,583,184		590,000		703,935	1.22
2011		2,768,553		1,010,332		1,758,221		570,000		724,835	1.36
2010		2,702,779		899,894		1,802,885		545,000		747,510	1.39
2009		2,704,100		1,136,105		1,567,995		530,000		769,811	1.21
2008		2,905,459		1,034,076		1,871,383		510,000		787,460	1.44
2007		3,159,400		1,040,355		2,119,045		660,000		800,223	1.45
2006		2,803,700		743,209		2,060,491		660,000		633,557	1.59
2005		1,346,603		718,088		628,515		160,000		230,735	1.61
2004		1,892,566		672,092		1,220,474		155,000		234,610	3.13

## Solid Waste Bonds

Fiscal Year	Revenue		Less: Operating Expenses		Net Available Revenue		Debt Service		Coverage	
							Principal	Interest		
2014	\$	6,266,635	\$	4,928,031	\$	1,338,604	\$	***	***	***
2013		6,369,346		4,579,691		1,789,655		***	***	***
2012		6,798,039		5,017,166		1,780,873		***	***	***
2011		6,085,349		4,792,160		1,293,189		***	***	***
2010		6,187,890		4,765,265		1,422,625		26,894	740	51.48
2009		6,093,789		4,276,617		1,817,172		26,894	2,919	60.95
2008		6,290,401		4,694,220		1,596,181		24,276	3,547	57.37
2007		6,308,113		4,623,832		1,684,281		23,086	2,662	65.42
2006		5,404,618		4,702,450		702,168		22,134	5,854	25.09
2005		5,107,031		4,447,047		659,984		20,944	6,888	23.71

\*\*\* No bonds outstanding

<sup>1</sup> Revenues: Less Grants, Capital leases, Transfers. Also, Restricted Revenues, Local Option Gas Tax and Impact Fees

<sup>2</sup> Expenses: Governmental Expenditures and Public Safety Debt Financed from the Sources, and Ad Valorem Credit which started in 2004

<sup>3</sup> Funded by (TIF) Tax Increment Funds

<sup>4</sup> Statement of Revenues, Expenses and Changes in Fund Net Assets-Proprietary Funds

Total Operating Revenues + Total non-operating revenues (expenses) less

Total operating expenses (less depr)

Note: Non Ad Valorem Debt: 2001 & 2002 the City of Fort Pierce paid before maturity 2.5 million in Long-Term Debt

**City of Fort Pierce, Florida**  
**Demographic and Economic Statistics**  
**Last Ten Calendar Year**

<b>Calendar Year</b>	<b>City of Ft. Pierce Population</b>	<b>Personal Income</b>	<b>Median Household Income *</b>	<b>School Enrollment**</b>	<b>Unemployment Rate</b>
2014	43,074	\$ 1,193,968,206 \$	27,719	40,951	13.7%
2013	42,645	1,347,496,710	31,598	45,781	10.1%
2012	41,993	1,296,281,917	30,869	46,453	10.9%
2011	42,169	1,561,500,000	37,030	44,294	13.0%
2010	41,590	1,566,650,000	37,669	45,188	14.1%
2009	44,000	1,413,500,000	32,125	41,261	14.1%
2008	44,227	1,460,160,000	33,015	39,994	10.0%
2007	42,000	1,554,000,000	37,000	37,380	6.4%
2006	40,000	1,497,600,000	37,440	38,902	4.2%
2005	38,569	1,333,947,434	34,586	36,077	4.5%

Source:

- \* U. S. Department of Commerce, Bureau of Economic Analysis (FRED)
- \*\* St. Lucie County School Board (Countywide)
- \*\*\* Data unavailable

**City of Fort Pierce, Florida**  
**Principal Employers**  
**Current Year**

<b>2014</b>			
<b>Employer*</b>	<b>Employees*</b>	<b>Rank</b>	<b>Percentage of Total City Employment</b>
School Board of St Lucie County	4,478	1	17.65%
Lawnwood Regional Medical Ctr & Heart Institute	1,350	2	5.32%
Wal-Mart Distribution Center	669	3	2.64%
Indian River State College	625	4	2.46%
St. Lucie County Fire District	434	5	1.71%
City of Fort Pierce	350	7	1.38%
Tropicana Products Inc	330	6	1.30%
Convey Health Solutions	300	8	1.18%
Fort Pierce Utilities Authority	275	9	1.08%
United States Postal Service	275	10	1.08%
<b>Total</b>	<b>9,086</b>		<b>35.81%</b>

\*Source: Economic Development Council of St. Lucie County

Total employees in City area of Fort Pierce                      25,371

**City of Fort Pierce, Florida**  
**Full-time Equivalent City Government Employees by Function/ Program**  
**Last Ten Fiscal Years**

Function / Program	Fiscal Year			
	2014	2013	2012	2011
<b>Primary government:</b>				
<b>Government activities:</b>				
General government	71	69	73	70
Public safety	174	167	161	167
Transportation	26	25	24	26
Economic environment	2	3	6	6
Culture and recreation	26	26	26	26
Total governmental activities	299	290	290	295
Business type activities				
Marina	5	5	5	5
Solid Waste	33	31	33	34
Golf Course	13	13	13	16
Sunrise Theatre	6	5	6	7
Total Business type activities	57	54	57	62
Total all activities	356	344	347	357

**Source:** City of Fort Pierce Budget Document

<b>Fiscal Year</b>					
<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
74	92	94	95	94	90
181	203	217	198	196	182
30	39	39	41	41	40
9	8	12	13	16	10
27	29	29	29	27	27
321	371	391	376	374	349
5	7	9	9	10	13
31	32	34	34	34	35
21	20	31	31	22	33
7	9	9	8	8	-
64	68	83	82	74	81
385	439	474	458	448	430

**City of Fort Pierce, Florida**  
**Operating Indicators by Function/Program**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b><u>Function/Program</u></b>				
Police				
Physical arrests	3189	3,064	2,899	2,510
Parking Violations	298	230	211	336
Traffic Violations	8791	5,619	4,782	171
Fire (County wide)				
Emergency responses	40,033	39,189	34,161	38,989
Fires calls	4,483	4,229	3,629	4,626
Refuse collections				
Refuse collected (tons per day)	130.64	128.57	201.06	122.80
Other public works				
Street resurfacing (miles)	-	-	-	-
Potholes repaired *	428	478	215	200
Parks and recreation				
Athletic fields permits issued	278	218	358	397
River Walk Center permits issued	64	66	69	73
Garden Club permits issued	33	20	19	10
Maravilla permits issued	66	56	47	10

**Sources:** Various City of Fort Pierce departments

**Notes:** \* Work orders issued

\*\* 2009 First year of collecting data

\*\*\* Data not available

\*\*\*\* 2011 First year of collecting data

Fiscal Year					
2010	2009	2008	2007	2006	2005
3,794	3,145	3,032	3,055	3,336	3,209
959	969	860	513	1,471	2,130
720	5,744	6,993	8,618	10,053	11,796
33,906	33,673	32,182	31,512	30,467	29,645
4,430	4,515	4,790	4,604	4,524	4,470
126.12	106.42	169.23	142.00	150.90	64.19
-	-	3.90	6.30	7.53	***
600	380	281	206	240	***
415	447	533	460	631	***
139	57	**	**	**	**
34	17	**	**	**	**
****	****	****	****	****	****

**City of Fort Pierce, Florida**  
**Capital Asset Statistics by Function/Program**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>
<b><u>Function/Program</u></b>				
Police				
Stations	3	3	3	3
Sworn Officers	118	115	107	110
Fire				
Stations	17	18	18	18
Firefighters	370	370	364	370
Refuse collections				
Commerial	1,685	1,695	1,675	1,678
Residential	11,611	11,550	11,427	12,843
Public	30	32	35	36
Other public works				
Streets (miles)	179	152	152	152
Streetlights	5,313	5,313	5,106	5,028
Traffic signals	177	177	177	177
Parks and recreations				
Acreage	294.3	294.3	294.3	294.3 *
Playgrounds	11	12	12	12 *
Baseball/football fields/basketball courts	24	23	23	23
Tennis/handball/racquetball/shuffleboard	21	21	21	21
Community Centers	2	2	2	2
Miles of public beach	2.3	2.3	2.3	2.3
Pools	2	2	2	2
Utility Customers				
Electric	27,630	27,770	28,413	27,697
Water	19,250	19,280	19,394	19,180
Wastewater	14,640	14,450	14,842	14,377
Natural Gas	4,180	4,190	4,039	3,892

**Sources:** Various City of Fort Pierce departments and Fort Pierce Utilities Authority

\* Parks Transferred to the City from St. Lucie County

<b>Fiscal Year</b>					
<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
3	3	3	3	2	2
107	115	117	108	114	114
18	18	15	15	15	15
376	420	402	350	383	368
1,963	1,972	1,978	1,607	1,700	1,668
12,840	12,926	13,180	11,964	21,729	21,492
36	39	30	29	268	268
152	152	166	166	166	166
5,028	5,138	4,798	4,790	4,694	4,578
177	70	70	70	67	66
294.3	116.9	116.9	116.9	116.9	116.9
12	6	7	7	7	7
22	22	26	26	27	27
5	5	5	5	7	7
2	2	2	2	2	2
2.3	2.3	2.3	2.3	2.3	2.3
2	2	2	2	1	1
27,859	28,413	28,584	26,883	26,662	25,594
19,048	19,394	19,278	17,711	16,952	16,638
14,460	14,842	14,737	13,428	13,099	12,917
3,982	4,039	4,171	4,304	4,431	4,503

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**AUDITORS' REPORTS**



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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance  
and other matters Based on an Audit of Financial Statements Performed in Accordance with  
Government Auditing Standards

To the City Commission  
City of Fort Pierce, Florida

March 26, 2015

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 26, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Pierce, Florida's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Fort Pierce, Florida's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*A. Bartolomeo, M. Bee, Hartley & Barnes*

Certified Public Accountants

City of Fort Pierce, Florida  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
AND STATE FINANCIAL ASSISTANCE**  
For the year ended September 30, 2014

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Pass-Through to Sub- Recipients
<b><u>FEDERAL PROGRAMS:</u></b>				
<b><u>U.S. Department of Housing and Urban Development</u></b>				
<i>Direct Program:</i>				
Community Development Block Grant				
Entitlement	14.218	B11-MC-12-0031 B12-MC-12-0031	31,554 290,876	- -
			322,430	-
<b><u>U.S. Department of Homeland Security</u></b>				
<i>Passed Through Florida Division of Emergency Management:</i>				
Hazard Mitigation	97.039	11HM-2Y-10-66-02-002	3,599,755	-
Hazard Mitigation	97.039	14HM-2Y-10-66-02-144	14,663	-
<i>Passed Through Florida Department of Community Affairs:</i>				
Hazard Mitigation	97.039		5,587,841	-
			9,202,259	-
<b><u>U.S. Department of Justice</u></b>				
<i>Direct Program:</i>				
ARRA-COPS Hiring	16.710	2011-UM-WX-0043	256,981	
Public Safety Partnership and Community Policing	16.710	2013-UM-WX-0053	80,857	-
Bullet Proof Vests			8,708	-
<i>Indirect Program:</i>				
<i>Passed through Florida Attorney General:</i>				
Victims of Crime Act	16.575	V10089	19,257	-
<i>Passed through Florida Coalition Against Domestic Violence:</i>				
Stop Violence Against Women Formula Grant	16.588	14-8004-LE-INV	74,654	-
<i>Passed through Florida Department of Law Enforcement:</i>				
Technical Improvement Program	16.738	2014-JAGC-2189	42,276	-
<i>Passed through St. Lucie County, Florida:</i>				
Edward Byrne Memorial Justice asst. grant prog	16.738	2012-DJ-BX-0237	14,805	-
			497,538	-
<b>TOTAL FEDERAL FINANCIAL ASSISTANCE</b>			<b>\$ 10,022,227</b>	<b>\$ -</b>
<b><u>STATE PROJECTS:</u></b>				
<b><u>Florida Department of Transportation</u></b>				
State Highway Project Reimbursement	55.023	JPA230297/1/58/01	\$ 1,309,055	-
<b><u>Florida Housing Finance Agency:</u></b>				
State Housing Initiatives Partnership Program	52.901		74,779	-
<b><u>Florida Division of Cultural Affairs:</u></b>				
General Program Support Grant		13 6 180 119	15,178	-
<b>TOTAL STATE FINANCIAL ASSISTANCE</b>			<b>\$ 1,399,012</b>	<b>\$ -</b>

City of Fort Pierce, Florida  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
AND STATE FINANCIAL ASSISTANCE**  
For the year ended September 30, 2014

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**NOTE A – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance Projects was prepared to include the activity of all federal and state awards of the City of Fort Pierce, Florida and is presented on the accrual method of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.





## **Opinion on Each Major Federal Program and State Project**

In our opinion, the City of Fort Pierce, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2014.

## **Report on Internal Control Over Compliance**

The management of the City of Fort Pierce, Florida is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Fort Pierce, Florida's internal control over compliance with requirements that could have a direct and material effect on a major federal program or state project in order to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133 and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a Federal program or State project on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a Federal program or State project will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or as combination of deficiencies, in internal control over compliance with the type of compliance requirement of a Federal program or State project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and results of that testing based on the requirements of OMB Circular A-133, and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

Certified Public Accountants

**I. Summary of Auditor Findings**

1. The independent certified public accountant's report expresses an unmodified opinion on the combined financial statements of the City of Fort Pierce, Florida.
2. No material weaknesses or significant deficiencies were disclosed during the audit of the financial statements.
3. No instances of non-compliance material to the financial statements were disclosed during the audit.
4. No material weaknesses, however one significant deficiency was disclosed during the audit of the major federal awards programs and no material weaknesses or significant deficiencies were disclosed related to state financial assistance projects.
5. The independent certified public accountant's report on compliance for the major federal awards programs and state financial assistance projects expresses an unmodified opinion.
6. There were no audit findings relative to the major federal awards programs or to state financial assistance projects.
7. The programs tested as major programs/projects were as follows:

Federal Programs	
CFDA Number: 97.039	Hazard Mitigation
CFDA Number: 14.218	Community Development Block Grant
CFDA Number: 16.710	ARRA-Cops Hiring
State projects	
CSFA Number: 55.023	State Hwy Project Reimbursement
8. The threshold for distinguishing between Type A and Type B programs was \$300,000 for major federal programs and state projects.
9. The City of Fort Pierce, Florida was determined to be a low risk auditee for federal program testing pursuant to OMB Circular A-133.

**II. Financial Statement Findings**

There were no financial statement findings required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards*.

**III. Federal Program/State Project Findings and Questioned Costs**

There were no audit findings that are required to be reported in accordance with Section 510(a) by OMB Circular A-133, Section 510(A) or state projects as defined by Rule 10.654(1)(g)4.

**IV. Summary Schedule of Prior Audit Findings**

Audit finding 2013-1 was fully corrected in the current year.

### Management Letter

To the City Commission  
City of Fort Pierce, Florida

March 26, 2015

We have audited the financial statements of the City of Fort Pierce, Florida, as of and for the year ended September 30, 2014, and have issued our report thereon dated March 26, 2015, which was unqualified.

We have issued our Report of Independent Certified Public Accountants on Compliance and Internal Control based on an audit performed in accordance with Government Auditing Standards, Report on Compliance and Internal Control Over Compliance applicable to each major federal program, and Schedule of Findings and Questioned Costs. Those reports and schedule, which are dated March 26, 2015, should be considered in conjunction with this management letter.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida, and require certain items be addressed in this letter.

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Section 10.554(1)(i)3, Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management, accounting procedures, and internal control. .

Section 10.554(1)(i)3, Rules of the Auditor General, requires that we address violations of provisions of contracts and grant agreements or abuse that have an effect on the financial statements that is less than material but more that inconsequential. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)5., Rules of the Auditor General, based on professional judgment, the reporting of the following matters that are inconsequential to the financial statements,

considering both quantitative and qualitative factors: (1) violations of laws, rules, regulations, and contractual provisions or abuse that have occurred, or were likely have occurred, and would have an immaterial effect on the financial statements; (2) improper expenditures or illegal acts that would have an immaterial effect on the financial statements; and (3) control deficiencies that are not significant deficiencies, including, but not limited to; (a) improper or inadequate accounting procedures (e.g., the omission of required disclosures from the financial statements); (b) failures to properly record financial transactions; and (c) other inaccuracies, shortages, defalcations, and instances of fraud discovered by, or that come to the attention of, the auditor. In connection with our audit we did not have any such findings.

### **Other Matters:**

#### Investment Policy

The City was in compliance with the investment policy requirements as described in Section 218.415 of the Florida Statutes.

#### Determination of Financial Emergency/Condition

Section 10.554(1)(i)7.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 281.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 281.503(1), Florida Statutes.

Section 10.554(1)(i)7.c. and 10.556(7), Rules of the Auditor General, require that we apply financial condition assessment procedures. In connection with our audit, we applied financial condition assessment procedures. It is management's responsibility to monitor the entity's financial condition, and our financial condition assessment was based in part on the representations made by management and the review of financial information provided by same.

#### Department of Financial Services

The City has prepared and filed the annual financial report with the Department of Financial Services, which was based on the audited financial statements. The financial report filed with the Department of Financial Services, pursuant to Section 218.32, Florida Statutes, is in material agreement with these audited financial statements.

### Legal Authority for Municipality

The City was created, established, and incorporated under the City Charter, as adopted by Laws of Florida Chapter 65-1351 and is further governed by state and local laws and regulations. The City also has two component units, the Fort Pierce Utility Authority (discretely presented) and the Community Redevelopment Agency (blended). The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority at a special election held May 30, 1972. City Ordinance No. F-399 (as amended by City Ordinances G-295, 296, and 297) defines the powers, duties and responsibilities of the Authority. City Ordinance No. H-239 created the Community Redevelopment Agency and delegated powers to the Agency in accordance with Florida Law and State Statutes Chapter 163.

### Concluding Remarks

This letter is intended solely for the information and use of the City Commission, management, and the Auditor General for the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*A. Bartolomeo, M. Bee, Hartley & Barred*

Certified Public Accountants

**City Commission Regular Meeting**

**Agenda Item # 11. b.**

**Meeting Date:** 05/04/2015

**Re:** Art in Public Places Presentation by Linda Fasano

**Submitted For:** Mike Reals, Public Works Manager, Public Works

---

**SUBJECT:**

Presentation by Linda Fasano, Executive Director, Arts & Cultural Alliance of St. Lucie County.

**SUMMARY:**

The presentation will cover the current concepts and direction of the Arts and Cultural Alliance of St. Lucie County.

**RECOMMENDATION:**

N/A

**ALTERNATIVES:**

N/A

**RESPONSIBLE STAFF:**

Public Works Department

**COORDINATED WITH:**

City Clerk

---

**Fiscal Impact**

**Budgeted Y/N:** N/A

**Fiscal Year:** N/A

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

No Fiscal Impact

---

**Attachments**

Art in public places

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**Form Review**

**Inbox**

City Manager

Form Started By: Paul Bertram

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 11:42 AM

Started On: 03/12/2015 09:01 AM

# Arts & Cultural Alliance SLC

Arts in public places- Collection

Culture-History

Artists

# \$5245.00 City of Ft.Pierce Invests in restoration of 10 owned Arts in Public Places works

- Bird in Hand- Ft Pierce City Hall
- Sailfish Roundabout-consider moving for size proportion
- Picnic Under the Wave- damage beyond repair/not safe for public access
- In the Swim- Marina Square
- Prevailing Winds -Citrus Ave Roundabout
- Screen #10- Ft Pierce City Hall
- 911 for Cee Cee Ross Lyles- River Walk Center
- Remnant Series #26 –Oxbow
- Leap of Faith-Ft pierce City Hall
- Unknown-(title)Ft Pierce City Hall

# WOW-4 Discuss

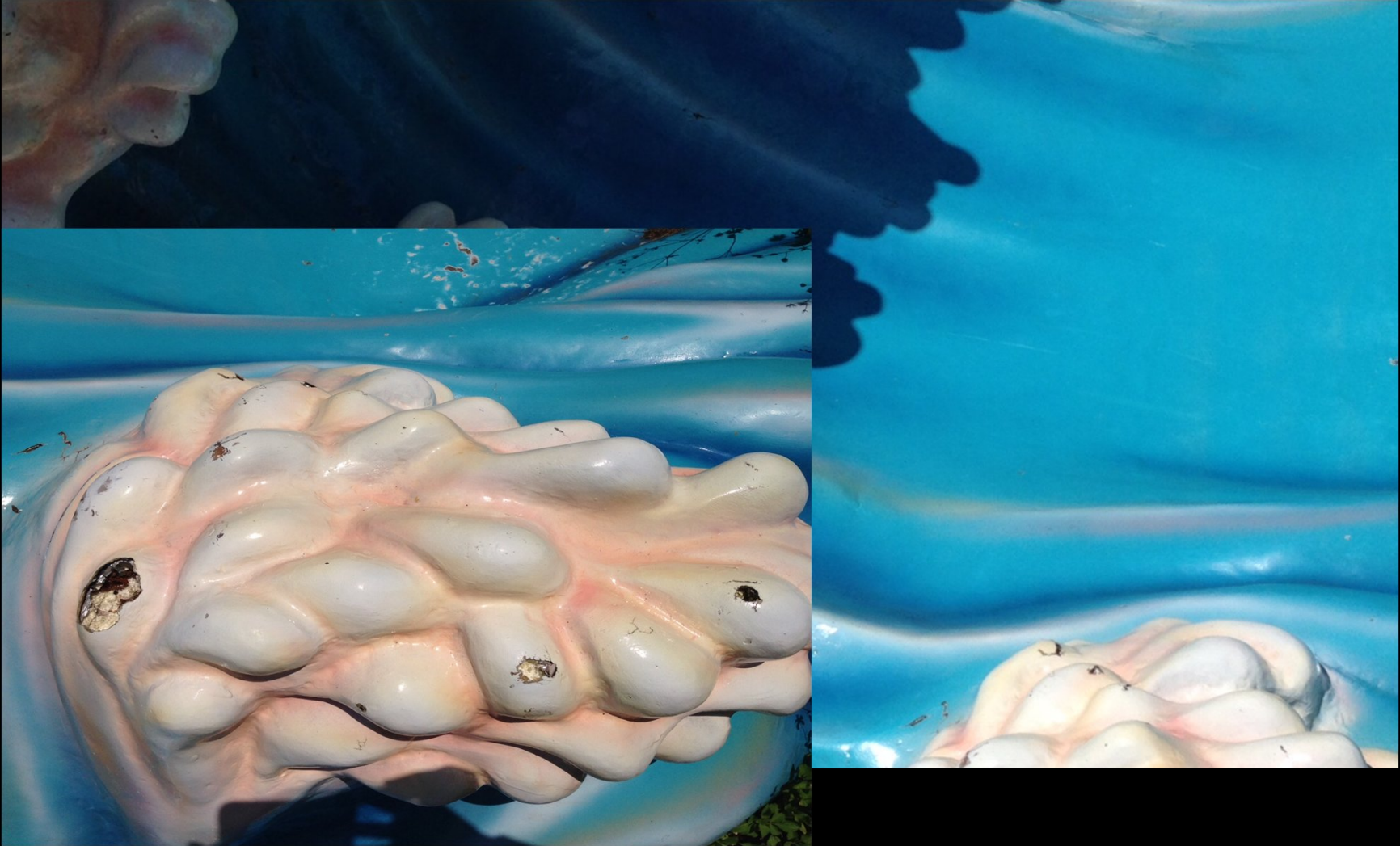
- City of Port St Lucie Council member Michele Berger proposes taking sculptures in storage and from SLC Inventory-Ft Pierce
- Creating a WOW-4 Show at the City of PSL Botanical Gardens
- ACA Board denies request with recommendations
- Why?
  - In fairness to PSL the works should be new works to add to our AIPP collection.
  - Currently, no works are in storage only (1) sited work and (1)damaged. The restoration process overall is an \$18,000 investment to restore to optimum condition, moving damages the works.
  - Ft Pierce residents deserve to keep the inventory in the City it was sited for.
  - Costs of WOW exhibits in the past average \$50,000-\$75,000 which incurred a curator fee of \$20-30,000, symposiums costs and educational cost materials not in use currently, most cities have online versions and apps to walk/tour. Creating works of Art is priority.
- Indian River Lagoon Artist Call Scientist in photography residence with an Environmental/Organic sculpture exhibit is currently planned grant approvals. Looking at minimal maintenance in the future with works.

Works in Storage-Lush Serendipity  
currently waiting install at Marina-Manatee Center  
lot



## Picnic Under the Wave

Damaged beyond repair, though a great idea students artists did not engineer the work properly for public use. Selection of purchase from WOW exhibit not a proper utilization for outdoor and public venue, core of work is destroyed from weight.



## Keep Fort Pierce Beautiful proposes mural on South Side of City Hall facing Orange Ave and entrance to the building

- My recommendations are to seek a larger scale vision for the City and County.
- Take a look at a Mural Mile type program/process ([www.muralarts.org/muralmile](http://www.muralarts.org/muralmile))
- Create a program for Artists in Residence
- Local artists with students from SLC School District forming arts education/integration including visual arts, history and culture (Backus, Highwaymen, Zora Neal ect.)
- Organize with staff and locate buildings/site locates for buildings
- Tell a story of the the neighborhood; Creates ownership and pride in the community; include neighborhood projects like "Detroit South" including kids from the neighborhood, clean up surroundings like a garden included
- Collaborate with ACA, City of Ft Pierce and City of PSL with staff, historic preservation, artists and AIPP funding, along with grants applications to Florida Humanities, NEA, State Division of Cultural Affairs, Harpo Foundation for example.

# Examples/Ideas

This is a student creating sketches and watercolors in the classroom, where I taught the works that go into a public art proposal, process and anatomy



# Arts Education/Artist in Residence employed



Over 200 high fire clay hatchlings created in the classroom with an artist in residency for “Loggerhead Turtle Nesting” Sculpture



# Mosaic Mural-High Fire Clay



# Patriotic murals



'A Message to the Child...The Hero Can be Found' Artist: John Lewis Philadelphia's Mural Arts Program evolved from a simple 1984 project organized by muralist Jane Golden to combat the city's graffiti problem.



“Education is our passport to the future, for tomorrow belongs to the people who prepare for today” Malcolm X

Artist: Ernel Martinez The artist grew up in gang-plagued L.A. and Detroit, but emerged to forge a career as an artist and muralist.



'Common Threads' Artist: Meg Saligman One of the city's most famous murals, this piece is eight stories high.



This work is at Stuart Sailfish Park tunnel between pools.  
Currently we have two additional grant requests at pools in SLC and  
Smithsonian Marine Station



# Current ACA progress

## July 15, 2014 to current 2015

- “This is Your Lagoon” AIPP Scientist/Photography in residence project collaborations: Smithsonian Marine Station;FAU-Harbor Branch;Adams Ranch (sustainable/conservation/responsible ranching); Historical Society SLC;IRSC;City of Ft Pierce;City of PSL. Exhibits proposed Adams Cobb Cultural Center, Heathcoat and City of PSL Botanical Gardens.
  - Partnership with St Lucie County Schools grow and sustain arts education and arts integration, music, visual,performing, literature, poetry and graphics
  - Funding non-profits; supporting artist, musicians
  - Creating a collaborative process with TDC, EDC and Cities
  - Request TDC to expand vision plan to include Arts & Culture in 2015/16
  - New Website;Facebook; seeking snapchat and an APP on “what to do SLC”
- “Looking at SLC as a whole in support of Arts & Culture not just AIPP”

**City Commission Regular Meeting**

**Agenda Item # 11. c.**

**Meeting Date:** 05/04/2015

**Re:** Boys & Girls Club of St. Lucie County Presentation

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

---

**SUBJECT:**

Presentation by Mike Sancho, Chief Executive Officer of the Boys and Girls Club of St. Lucie County.

---

**Attachments**

Boys and Girls Club Scorecard

Boys & Girls Club

---

**Form Review**

**Inbox**

City Manager

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 10:18 AM

Form Started By: Jennifer Robinson

Started On: 04/14/2015 10:41 AM

Final Approval Date: 04/30/2015

GREAT FUTURES START HERE.

# 2014 IMPACT SCORECARD

## Garden Terrace and Infinity Units



BOYS & GIRLS CLUBS  
OF ST. LUCIE COUNTY

MEMBERS

54%



**866**

46%



African American: 84%

Caucasian/White: 7%

Hispanic/Latino: 3%

Multi-Racial: 5%

Other: 1%

**642**

members participated in sports, fitness & recreation programs and activities



Our programs teach:

LEADERSHIP

CAREER EXPLORATION

ACADEMIC SUCCESS

PEER ENGAGEMENT

COMMUNITY INVOLVEMENT

HEALTHY HABITS

LIFE SKILLS

FINE ARTS

PHYSICAL ACTIVITY

**3,643**

Volunteer Hours

hours completed by Club members

**Economic Value: \$40,801**

**866**

received homework assistance.

**295**

members participated in prevention programs

**458**

members are from single parents

Improving academics, building character, and creating healthy lifestyles for **210** members every day during the school year.

\* 91% of Club members are passing math and literacy

\* 572 Club members made honor roll

\* 100% of our Club members abstained from smoking cigarettes

\* Zero teen pregnancies

\* 89% of Club members feel a sense of belonging at the Club (94% for teens)

\* 42% increase in average daily attendance

Boys & Girls Club programs saves taxpayers more than \$9,000 for every student not held back a grade, to an aggregate of \$29,080,000 in lifetime earnings for each 100 additional high school graduates. Taxpayers also realize a cost avoidance of \$5,000 per youth who are diverted from criminal activities.

**Mission:** to enable all young people, especially those who need us most, to reach their full potential as productive, caring responsible citizens.

**GREAT FUTURES START **HERE.****



**BOYS & GIRLS CLUBS**  
OF ST. LUCIE COUNTY



# Priority Outcomes

Academic Success: Club members on track to graduate high school with a plan for the future; college, trade school, military or career

Good Character & Citizenship: Club members volunteer in the community, give back to their Boys & Girls Club and stay out of trouble

Healthy Lifestyles: Club members avoid negative behaviors, eat healthy and exercise regularly



# NEW INITIATIVE/PARTNERSHIP



To support the Boys & Girls Clubs,  
please call (772) 460-9918



## Support needed:

- Mentors and Volunteers
- Financial Donations
- Internship's for teens
- Books for kids to read



To support the Boys & Girls Clubs,  
please call (772) 460-9918



**City Commission Regular Meeting**

**Agenda Item # 12. a.**

**Meeting Date:** 05/04/2015

**Re:** Reappointment of Communitywide Council Volunteer

**Submitted For:** Libby Woodruff, Grant Writer, Urban Redevelopment

---

**SUBJECT:**

Reappointment of Communitywide Council Volunteer

**SUMMARY:**

Mr. Leon Porter has volunteered to serve another term on the Communitywide Council. This re-appointment requires City Commission approval.

**RECOMMENDATION:**

Approve Mr. Leon Porter's re-appointment to the Communitywide Council

**ALTERNATIVES:**

Do not approve Mr. Porter's appointment.

**RESPONSIBLE STAFF:**

Libby Woodruff

**COORDINATED WITH:**

Nicholas Mimms, Deputy City Manager

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**Fiscal Impact**

**Budgeted Y/N:** N

**Fiscal Year:** N/A

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

There will be no fiscal impact due to this re-appointment.

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**Attachments**

Mr. Porter's CWC Application

Attendance

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**Form Review**

**Inbox**

City Manager

Form Started By: Libby Woodruff

Final Approval Date: 04/30/2015

**Reviewed By**

Robert Bradshaw

**Date**

04/30/2015 11:42 AM

Started On: 04/24/2015 10:10 AM





# 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: Communitywide Council

Name:	Leon Porter	Home Phone:	815-601-5433
Home Address:	1810 AVENUE O		
Are you a citizen of the United States?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Occupation:			
Do you own a business that operates within the City of Fort Pierce? If yes, list the address and nature of said business:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Do you now or in the future plan to do business with the City of Fort Pierce? If yes, in what capacity? BUSINESS CONSULTANT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Are you employed by a business that is located within the City of Fort Pierce? If yes, state the business and location:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Do you have special training or knowledge in the area of: Architecture: <input type="checkbox"/> Yes <input type="checkbox"/> No    Engineering: <input type="checkbox"/> Yes <input type="checkbox"/> No    Real Estate Brokering: <input type="checkbox"/> Yes <input type="checkbox"/> No Contracting: <input type="checkbox"/> Yes <input type="checkbox"/> No    Land Development: <input type="checkbox"/> Yes <input type="checkbox"/> No    Other: <span style="border: 1px solid black; padding: 2px;">BUSINESS MAMAGEMENT</span> Describe your education, background, training and knowledge in the above area(s): BUSINESS DEGREE, WORKED IN RETAIL AS A MERCHANDISE MANAGER, OFFICE MANAGER, HUMAN RESOURCES MANAGER, OPERATION MANAGER, STORE MANAGER AND CORPORATE TRAINING CENTER MANAGER.			
Are you currently a member of a Commission-appointed board/committee? If yes, please specify: COMMUNITYWIDE COUNCIL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Have you ever been convicted of a crime? If yes, what was the nature of the crime(s) you were convicted of:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Date:	7/8/14	Referred by:	COMMISSIONER 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](mailto:lcox@city-ftpierce.com)

**Fort Pierce Communitywide Council**  
**Attendance Log (absences are marked with 'X')**

(month/year)

(2 meetings in  
February, 2015)

<b>Council Member</b>	<b>3/14</b>	<b>5/14</b>	<b>7/14</b>	<b>8/14</b>	<b>9/14</b>	<b>11/14</b>	<b>12/14</b>	<b>2/11/15</b>	<b>2/25/15</b>
<b>Edward Cox</b>									<b>X</b>
<b>Al Maige</b>						<b>X</b>		<b>X</b>	
<b>Ellen Mancini</b>									
<b>Leon Porter</b>				<b>X</b>					
<b>Hassie Russ</b>		<b>X</b>		<b>X</b>					<b>X</b>
<b>Eric Seibenick</b>			<b>X</b>			<b>X</b>	<b>X</b>	<b>RESIGNED</b>	<b>~</b>
<b>Irene Szedlmayer</b>			<b>X</b>						

**City Commission Regular Meeting**

**Agenda Item # 12. b.**

**Meeting Date:** 05/04/2015

**Re:** Reappointment of Fort Pierce Authentic Tours Board Member

**Submitted For:** Libby Woodruff, Grant Writer, Urban Redevelopment

---

**SUBJECT:**

Reappointment of Fort Pierce Authentic Tours Advisory Board Member to fill the St. Lucie County position.

**SUMMARY:**

This agenda item is for approval of the reappointment Ms. Charlotte Bireley, Manager of the St. Lucie County Tourism Development Council (TDC) to the Fort Pierce Authentic Tours (FPAT) Advisory Board.

**RECOMMENDATION:**

Approve the re-appointment of Ms. Bireley to the FPAT Advisory Board.

**ALTERNATIVES:**

Do not approve the re-appointment of Ms. Bireley.

**RESPONSIBLE STAFF:**

Libby Woodruff

**COORDINATED WITH:**

Nicholas Mimms, Deputy City Manager

---

**Fiscal Impact**

**Budgeted Y/N:** N

**Fiscal Year:** N/A

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

There will be no fiscal impact from this re-appointment.

---

**Attachments**

FPAT Board Reappointment - Charlotte Bireley  
Attendance

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**Form Review**

**Inbox**  
City Manager

**Reviewed By**  
Robert Bradshaw

**Date**  
04/30/2015 11:42 AM

Form Started By: Libby Woodruff  
Final Approval Date: 04/30/2015

Started On: 04/24/2015 10:14 AM



# CITY OF FORT PIERCE

100 NORTH US HWY 1  
FORT PIERCE, FLORIDA 34950  
(772) 467-3000 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Fort Pierce Authentic Tours**

Name of Board or Boards for which you are applying: \_\_\_\_\_

Name: Charlotte Bireley	Phone: 462-1539
Home Address: 2000 Virginia Ave, FP	How long at this address? 6.5 yrs
Are you a citizen of the United States? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Occupation: St. Lucie County Tourism Manager / TDC Manager	
Do you own a business that operates within the City of Fort Pierce? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, in what capacity? Administer the TDC partnership with FPAT	
Are you employed by a business that is located within the City of Fort Pierce? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, state the business and location: St. Lucie County BOCC, 2300 Virginia Avenue, Fort Pierce	
Do you have special training or knowledge in the area of: Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Engineering: <input type="checkbox"/> Yes <input type="checkbox"/> No    Real Estate Brokering: <input type="checkbox"/> Yes <input type="checkbox"/> No Contracting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Land Development: <input type="checkbox"/> Yes <input type="checkbox"/> No    Other: Describe your education, background, training and knowledge in the above area(s): Travel and tourism marketing	
Are you currently a member of a Commission-appointed board/committee? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please specify: Fort Pierce Authentic Tours	
Have you ever been convicted of a crime? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Libby Woodruff	Email Address: elizabethwoodruff@city-ftpiece.com
Date: 3-11-2015	Applicant's Signature:

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.  
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950  
fax (772) 468-3841 or via email at lcox@city-ftpiece.com

**Fort Pierce Authentic Tours Advisory Board**  
**Attendance Log (absences are marked with 'X')**

Month/Year

Board Member	3/14	4/14	5/14	6/14	7/14	8/14	9/14	10/14	11/14	12/14	1/15	2/15	3/15
Mike Adams		x			x				x				
Charlotte Bireley	x	x	x			x							
Cathy Gibson				x									
Alan Hayes													
Rosemary Knight	x	x		x	x	x							
Arlo Koletzky													
Barry 'Chop' Lege													
Camie Sellin													
Jann Widmayer				x							x	x	

No Meeting March, 2015

**City Commission Regular Meeting**

**Agenda Item # 14. a.**

**Meeting Date:** 05/04/2015

**Re:** City Manager's Departmental Activity Report

**Submitted For:** Robert Bradshaw, City Manager

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**SUBJECT:**

City Manager's Departmental Activity Report

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**Attachments**

City Manager's Departmental Activity Report

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Robert Bradshaw	04/30/2015 11:48 AM
Form Started By: Jennifer Robinson		Started On: 04/24/2015 03:51 PM
Final Approval Date: 04/30/2015		



# 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 *RJB*  
**RE:** Department Activity Report  
**DATE:** April 24, 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 attended a standing meeting with Commissioner Perona to discuss the agenda for the April 6, 2015 City Commission meeting.
- The City Manager met with the Selection Committee and also Ms. Hobbey-Burney to discuss the Police Chief's employment contract.
- The Deputy City Manager held a departmental meeting with Urban Redevelopment staff.
- The City Manager attended the FPUA Board meeting on April 7, 2015.
- The Deputy City Manager participated in an inspection of the Percy Peek Gymnasium.
- The City Manager met with the City Attorney, Chief Accountant and City Engineer regarding the Dickerson settlement.
- The City Manager met with the City Attorney for an update on current legal matters.
- The Deputy City Manager attended the Communitywide Council meeting on April 8, 2015.
- The Economic Development Team met with a prospective developer.
- The City Manager participated in a pre-workshop review with Lyle Sumek regarding the contract and schedule.
- The Deputy City Manager attended a Parking Committee monthly meeting on April 15, 2015.
- The City Manager met with the Historic Preservation Officer regarding a planning issue.
- The City Manager and Deputy City Manager attended standing meetings with the Mayor to discuss current City issues.

### City Clerk's Office

- **Business Tax Receipts –**  
New: 11      Renewals: 0      Transfer: 1
- **Vendor Permits Issued –**  
New: 1      Renewal: 0
- **Contractor Licensing –**  
New: 13      Renewals: 12
- **Public Records Requests (not including Building Department) –**  
New Requests: 8
- **Animal Registrations –**  
New/Renewals/Impound Fees: 4
- **Enterprise Zone Applications –**  
Sales Tax Refund Applications: 1
- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission Meeting – 04/20/15
  2. Fort Pierce Redevelopment Meeting – 04/20/15
- **Special Projects**
  1. On-going records retention/destruction project
  2. Conversion of Annexation Agreement Listing from MS Word to Excel
  3. Review of all annexation agreements to verify accuracy and entry into database
  4. Reviewing all contractor license entries to insure status is accurately reflected in our database
  5. Reviewing BTR process to insure compliance with State Statutes.
- **Meetings/Special Events Attended**
  1. City Clerk attended Fort Pierce Area Council Meeting on 4/13
  2. City Clerk attended Haitian Family Fundraiser on 4/15
  3. City Clerk attended Coffee With The Mayor on 4/17

### Administrative Services Department

- **Procurement –**
  1. Processed Bid No: 2015-041 Lease of Harbor Master Building advertised dates 4/17 and 4/24/15
  2. due date 5/20/15
  3. Processed Bid No: 2015-043 So. Hutchinson Island Redevelopment advertised dates 4/17 and 4/24/15 due date 5/21/15
  4. Purchasing Manager Coordinated Site Visit for RFP 2015-039 Sale or Lease of Surplus Properties.
  5. Processed Purchase Orders
  6. Processing and or completion of awards to vendor/contractors approved by Commission.
  
- **Human Resources –**
  1. Met with the Youth Employment Connection meeting with CareerSource of the Treasure Coast
  2. Orientation for new Police Officers and Community Grant Coordinator
  3. Collected Civil Service Appeals Board Ballots from FPUA and St Lucie County Fire District
  4. Processed June 2015 employee evaluations forms.
  5. Created personnel action forms.
  6. Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to the Police Department
  
- **Risk Management –**
  1. Collaborated with Teamsters Local Union #769, IUPA & Coastal PBA
  2. Wellness 14th Annual Health, Wellness, & Safety Fair May 5, 2015
  3. Completed Contract for New Chief of Police
  4. Audited, Closed and Processed WC Claims
  5. Consulted with the City Carrier regarding Liability Claims.
  6. Processed day to day Risk Management Duties.

### Finance Department

- Completed FY2014 CAFR.
- Oversight of daily operations.

**MIS Department**

- Working with Public Works staff and vendors to install new A/C system and fire suppression system within the 3rd Floor MIS data center.
- Working with Swagit LLC on mobile unit broadcasting.
- Working with SunGard – Public Sector to implement Click-2-Gov Employee Self Service Portal and Applicant Tracking.
- MIS staff is now working with cabling vendor ACCS at Public Works, River Walk, and for the 3rd Floor MIS computer room to revamp voice and data cabling throughout the various centralized MDF and IDC data locations.
- Working to continue to upgrade cell phones with Text Guard application.
- Received new computer equipment for various departments and currently installing.
- 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 and new additional VOIP telephone handsets.
- Converting all sites to City Hall with a true WAN with River Walk, Marina, Indian Hills/Police Department and Public Works completed. Work has started on Sunrise Theatre.
- Migrated and updated PetData software on new server and testing with 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 signal resolution. Received needed equipment to facilitate process.
- Received new quote from Selectron IVR reps for information on sending this function to the cloud awaiting response from Building staff to proceed.
- 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.
- Major problems 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 thirty-eight (38) new work orders and completed one hundred twelve (112) work orders.

### Building Division

- **2506 Madewood Dr.** – Single Family residence - Building Permit has been issued.
- **4424 Belle Grove Dr.** – Single Family residence - Certificate of Occupancy has been issued.
- **705 S. 29th St.** – Orangewood Apartments - Submitted application for rehab of all units.
- **1409 S US Highway 1** – Jimmy John’s Restaurant - Permit submitted for interior completion.
- **2705 Oak Alley Dr.** – New Single Family residence. Permit application received for new construction.
- **2709 Oak Alley Dr.** – New Single Family residence. Permit application received for new construction.
- **2700 Oak Alley Dr.** – New Single Family residence. Permit application received for new construction.
- Marc Meyers & Paul Thomas attended the FFMA conference in Orlando 4/15-4/17.

### Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted ‘Planner of the Day’ duties on a rotating basis
  2. Walk-ins/Call-ins
  3. Board of Adjustment Meeting
  4. Technical Review Committee Meeting
  5. St. Lucie Christian School - 600 Edward Road
  6. Inlet Palms Condos - 1502 Seaway Drive
  7. St. Lucie County Complex Addition - 2300 Virginia Avenue
  8. Village at Midway - 9850 Midway Road
- **Development Review –**
  1. Farm Stands - Text Amendment
  2. Spin to Win - Conditional Use - 513 Georgia Avenue
  3. Celebrity Peacock Jazz & Blues Club Waiver of Distance - 510 Orange Avenue – City Commission Decisions
  4. O'Reilly Autoparts - 2600 Okeechobee Road - Planning Board Approval & City Commission Report
  5. CenterState Bank Ground Sign Variance - 5001 Okeechobee Road – Board Of Adjustment Report & Continuance
  6. Rocla Concrete Tie Facility - 300 S 3rd Street – Technical Review Committee Review
- **Comprehensive Planning, Long Range Planning –**
  1. S US Hwy 1 Annexation Project
  2. John Carroll/St. Anastasia Annexation Project
  3. Village at Midway
- **Historic Preservation –**
  1. Subway Signs - 116 N 2nd Street – Historic Preservation Board Report
  2. MultiModal Center Ground Signs - 715 Avenue D - Historic Preservation Board Report COA for Roof Replacement & Chimney Removal - 518 N 2nd Street - Historic Preservation Board Report
- **GIS/Mapping –**
  1. Updates to City Limit and Annexation Agreement Layer

## Code Enforcement Division

- **Hearing –**
  1. Special Hearing – Special Magistrate Ross – April 15, 2015
    - a) 5 violation cases
      - 2 complied prior to hearing
      - 3 found in violation
    - b) 1 lien reduction
      - Major/Mullings – New owner requesting reduction to \$2500. Recommendation to approved reduction to the new owner, but balance to remain against former owners who still own other property in the city forwarded to the City Commission.
- **Code Enforcement –**
  1. Issued 5 written warnings
  2. Issued 0 citation
  3. Initiated 30 new cases
    - 24 general violations
    - 6 lot clearing violations
  4. Conducted 46 follow-up inspections
  5. Closed 18 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 27 title/lien searches.
- **Miscellaneous –**
  1. Code Manager met with the City Clerk, the Planning Manager and a new mobile vendor applicant to discuss regulations and plan a variance request before the Commission.
  2. Code Manager attended the monthly TRC meeting.
  3. Code Staff reviewed all proposed annexations for existing code violations and prepared report for the Planning Department.
  4. Code Officer Terry Denmark participated in the Parking Committee meeting.
  5. Code Manager and ACO Gasparre verified all impound entries to Shelter Pro from October 2014 to April 1, 2015 were input and accurate. Now working on April to bring us up to date. Still need to work on bite reports and daily entries.
  6. Code Officers Avery & Vanderhorst attended Coffee with the Mayor and participated in the Neighborhood Gems awards.
  7. CODE ENFORCEMENT SUCCESS: The large lots on the south side of Orange Avenue by Bent Creek and further west have all been cut by the owners. A local landscape company has also been hired to fully maintain these lots bi-annually to prevent excessive overgrowth.

## Engineering Department

- **Development Reviews** – Intake of six (6) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- **Stormwater Division** – Preparation of individual stormwater billings for federal, state and local governments as well as educational facilities and churches. Billings to be mailed out by end of April.
- **Traffic Control** – City continues maintenance of all signals. FDOT has provided a copy of the final revisions to the Signal Maintenance JPA for agency review.
- **City Marina Reconstruction – Phase II – Docks** – Bellingham is working on the electrical wiring and plumbing for A & B docks. We have completed operational turnover of C-Dock to the Marina and are working towards operational turnover of B-Dock on April 27, 2015.
- **S. 21st Street / Havana Ave. Sidewalk Project** – Pre-construction meeting was held on April 14, 2015. Construction commencement scheduled for April 27, 2015.
- **Indian Hills Recreation Area - Stormwater Improvements** – Work on phase I has reached substantial completion. Final hydro-seeding of the flat areas was delayed but rescheduled for 4/29. Preparation of change order for Phase II being completed. Approval to be requested at the May 18th City Commission meeting. This work involves the re-creation of the wetlands on the south side of Savannah Road, construction of a canoe/kayak launch area and dock, walking paths, 5 pedestrian bridges and observation decks. Work will also include, picnic pavilion, exercise equipment and fencing in Phase I.
- **Veterans Memorial Park** – Phase I construction has been completed and accepted. Awaiting receipt of the FDEP 319 grant to forward to commission for approval which funds a portion of the Phase II construction.
- **Melody Lane Fishing Pier** – Awaiting executed construction contract. Expect construction commencement in May 2015.
- **H.D. King Power Plant Clean-up** – Planning for stockpiling of clean material for 2016 work underway. Material will be hauled from phase II of the Indian Hills Recreation project. Currently investigating the possibility of a design-build contract for the replacement of the seawall along Moore's Creek.
- **Lincoln Park Neighborhood Improvements** – Sidewalk and curb construction on 8th Street and Dundas is complete. Contractor currently working on 9th Street. 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 eight (8) vacancies as of this report: seven sworn officer positions and one civilian position (our Grant and Program Coordinator).
- **Parking Problems** – The city’s management team created a Parking Committee to address the short term and long term parking problems the city is experiencing in Downtown and South Beach. The committee consists of representatives from the city commission, city manager’s office, planning department, engineer’s office, the police department, and code enforcement along with the DBA. The parking congestion throughout Downtown has begun to subside. This is, in part, due to the ending of our winter season as well as the number of special events has also decreased. New signage in front of the Parking Garage has worked well. Public Works is working on permanent signage, which should be installed in the coming days.
- **Boy Scout Troops of St. Lucie County: Community Events** – In the month of May, the Boy Scout Troops from St. Lucie County will conduct a community event in Port St. Lucie. The location and date has not been set as of the date of this report. However, I will provide notice whenever a final decision is made on the location and date of the event.
- **Homeless Initiative** – This is a long term problem that the police department and the Treasure Coast Homeless Coalition continue to work on. I am pleased to report that we are gaining some momentum with a shelter for our chronic homeless population. The location for this shelter is the Salvation Army building on South U.S. Highway #1. A request has been sent to the National Office for consideration. The next meeting that was scheduled for April 16, 2015 had to be canceled and rescheduled for May 22, 2015.
- **Upcoming Events** –
  1. May 6th: St. Lucie County of Poverty Forum at IRSC, 8:30 AM to 12:00 PM, Officer Dreizehnter and I are attending.
  2. May 6th: Tactical Communication for First Responders Training at IRSC, 1:00 PM to 4:00 PM. The police department is sending 25 officers, supervisors, and commanders.
  3. May 7th: National Day of Prayer held at the Downtown Gazebo
  4. May 14th: The Law Enforcement Memorial Service at St. Bernadette's Catholic Church, 350 N.W. California Boulevard, PSL, at 6:30 PM.

### 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 (3500 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. PWD staff will be receiving training on the HVAC controls in the near future.
- **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 competition at the HDRC Percy Peek Gymnasium.
- **Eagle Scout Project at NW Pioneer Park-** Staff is preparing to partner with the scouts once again on a project. The western portion of NW Pioneer Park will be receiving a new pavilion, concrete slab, picnic table and a sidewalk that will connect to the existing sidewalk that spans the entire length of the Park. This project is anticipated to begin on June 6, 2015.

### River Walk Center

Park Permits	1700.00
Programming	1109.18
River Walk Center	93.90
Garden Center	400.00
Special Events	400.00
Maravilla Center	70.00
Historic City Hall	305.00
<hr/> Total	<hr/> \$4,078.08

## Urban Redevelopment Department

- **Grants Administrator –**
  1. Provided oversight for 24 Commercial Facade and 16 Public Service grant-funded projects
  2. Planning and Coordination - Highwaymen Heritage Trail ribbon cutting/festival
  3. Completed HUD IDIS drawdown to reimburse the City \$181,000 for CDBG-allowable expenses.
  4. Meetings
    - a) Lincoln Park Main Street - collaboration on Highwaymen Heritage Trail festival
    - b) Linda Fasano - arts and cultural projects for Lincoln Park Historic District
    - c) Emily McHugh, IRSC SBDC - economic development projects for Lincoln Park Historic District
    - d) Margaret Benton - Lincoln Theater
    - e) Tracy Telle - Update on Lincoln Park Improvement Project (infrastructure)
    - f) Upendo Shabazz-Phillips and Linda Fasano - Economic Development for Lincoln Park Historic District
  
- **Program Analyst –**
  1. FEMA
    - a) Disaster Related
    - b) Reviewing Debris Removal Plans approved by FEMA to prepare one for the City of Fort Pierce, for removal and monitoring in the event of a disaster
    - c) Reviewing disaster related training information in order to present to various staff members
  2. Marina Project
    - a) Reconciling payments
    - b) Working on files for project close out
    - c) Preparing final request for funds until close out.
  3. Windows Expansion Project
    - a) Working on replacement of garage doors with contractor and Mike Reals
    - b) Reconciling payment # 9
    - c) Sent request for change order to Purchasing for garage doors to be added to PO.
  4. SHIP
    - a) Received notification of upcoming SHIP audit for 2011-2012
    - b) Working on SHIP audit files and documentation
    - c) No Bids received for 709 Easter Avenue
    - d) Set up meeting dates for homeowners and contractor to sign forms in order to begin rehabilitations on 6 homes
    - e) Working on plan for additional monitoring of Fort Pierce Housing Authority Rentals of Orange Avenue Apartments.

**Marina**

- Oversee daily operations for City Marina and Fisherman's Wharf Marina.
- South side of the marina (A, B, and C docks) are being constructed at this time. Completion time period for A, B, and C Dock is estimated at the end of April 2015.
- Web Cam installation on Jetty estimated completion date of April 2015.
- Marina staff working on programming dock and store inventory into new marina program. A second computer, a phone and a POS system is being added to the dock master office.
- Replacing wood pole channel navigation markers with buoys.
- Working with several educational programs for science purposes.
- Adding regulation and information signs throughout marina.
- Grant submitted to F.I.N.D. for the 2nd half of financing for a courtesy boat dock.

**Golf Course**

- Hosted a Challenge Cup Match including clubs Lost Lake, Florida Club, Martin County, Harbour Ridge, and Eagle Marsh.
- Set the schedule of the maintenance staff when Superintendent will be on vacation.
- Discussed rate changes with the Assistants for May.
- Day-to-day operations.

### 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 April 14 & 21; Comedy Corner Improv on Saturday, April 11; John Carroll High School Prom on Saturday, April 18. Performances on the Sunrise Theatre main stage included: Southside Johnny & The Asbury Jukes on April 25.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Family Meals Inc., Abbey Road Live on May 16; John Carroll High School Graduation; St. Andrew's Academy Spring Musical "The Music Man" on May 14; Amazing Grace Dance Studio on June 6.
- Meeting with iHeart Media for the coming 2015/16 Season potential sponsorship, April 15
- Sunrise Theatre Advisory Board Meeting April 14
- Sunrise Theatre Foundation Board Meeting April 21
- Research on artists, teleconferences with agents discussing artist fees, tour routing and availability for the 2015/16 season, along with offers, artist confirmations, and contract negotiations are ongoing on a daily basis.
- The theatre is busy with preparations and registrations for the four week long summer camps with Missoula Children's Theatre which start on June 15.
- 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.).
- Marketing and show sponsorship packages are being put together to solicit for next season. 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.